



00192001201600095070010011

09/07/2016 02:14:44 PM

Fee: \$42.00

\_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in  
 book/reel/volume No. \_\_\_\_\_ on page  
 \_\_\_\_\_ and/or as fee/file/instru-  
 ment/microfilm/reception No. \_\_\_\_\_,  
 Record of Deeds of said County.  
 Witness my hand and seal of County  
 affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
 By \_\_\_\_\_, Deputy.

SPACE RESERVED  
 FOR  
 RECORDER'S USE

Bill and Tracey Middlebrook  
 PO Box 575  
 Medford OR 97533  
 Grantor's Name and Address  
 Damon and Michelle Decker  
 88946 Lisoski Lane  
 Veneta OR 97487  
 Grantee's Name and Address

After recording, return to (Name, Address, Zip):  
 Damon and Michelle Decker  
 88946 Lisoski Lane  
 Veneta OR 97487

Until requested otherwise, send all tax statements to (Name, Address, Zip):  
 Damon and Michelle Decker  
 88946 Lisoski Lane  
 Veneta OR 97487

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

Bill Middlebrooks and Tracey Middlebrooks

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Damon and Michelle Decker

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,  
 that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,  
 situated in Klamath County, State of Oregon, described as follows, to-wit:

LOTS 32 and 33, Block 40, Klamath Falls Forest Estates,  
 Highway 66 Unit, Plot No. 2

LOTS 13, 14, 15, 16, 17, 19, 23, 24, 25 Block 61, Klamath Falls  
 Forest Estates, Highway 66 Unit, Plot No. 2

According to the official plat thereof on file in the office  
 of the County Clerk of Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized  
 in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): All those  
of record and those apparent to the land as of the date of this deed

\_\_\_\_\_, and that  
 grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all  
 persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 40,000.00 ☒ However, the  
 actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate  
 which) consideration. ☒ (The sentence between the symbols ☒, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be  
 made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 2nd day of September, 2016; if grantor  
 is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do  
 so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN  
 THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-  
 LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
 ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-  
 PRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES  
 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
 PRACTICES AS DEFINED IN ORS 30.930.

OFFICIAL STAMP  
 JOANNE L. JOHNSON  
 NOTARY PUBLIC - OREGON  
 COMMISSION NO. 95029  
 MY COMMISSION EXPIRES MAY 02, 2020

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on Sept 2, 2016,  
 by Billy & Tracey Middlebrooks

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

Joanne L. Johnson

Notary Public for Oregon

My commission expires May 9, 2020