

**RECORDING COVER SHEET**

ORS 205.234

This cover sheet has been prepared by:



Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: \_\_\_\_\_

This document is being re-recorded at the request of AmeriTitle to correct legal description previously recorded as M96, page 17183

Please print or type information.

**1. AFTER RECORDING RETURN TO –**

Required by ORS 205.180(4) & 205.238:

Name: Tracey Middlebrooks

Address: PO Box 575

City, ST Zip: Merrill, OR 97633

**2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)**

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Warranty Deed

**3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b)**  
for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Larry and Emmi Dawson

Grantor Name: \_\_\_\_\_

**4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b)**  
for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: Bill Middlebrooks and Tracey Middlebrooks

Grantee Name: \_\_\_\_\_

**5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:**

**UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:**

Name: Tracey Middlebrooks

Address: PO Box 575

City, ST Zip: Merrill, OR 97633

**6. TRUE AND ACTUAL CONSIDERATION – Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:**

\$ 0

**7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. – Required by ORS 312.125(4)(b)(B)**

Tax Acct. No.: N/A

19618

WARRANTY DEED

Vol. 996 Page 17183

KNOW ALL MEN BY THESE PRESENTS, That Larry and Emmi Dawson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bill Middlebrooks and Tracey Middlebrooks, husband and wife

hereinafter called the 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:

Lot 21, Block 61, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

OK TP

Lot 21 in Block 60 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file July 8, 1964 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 the 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 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 \$ 1000.00

~~On this day of the month of January, 1996, the above described premises were conveyed to the grantee by the grantor for the consideration (indicate in which) of the covenants between the parties, 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 5th day of June, 1996; if a corporate grantor, 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 REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE-TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

California

STATE OF OREGON, County of VENTURA ss.

This instrument was acknowledged before me on 6-8, 1996, by LARRY DAWSON AND EMMI DAWSON

This instrument was acknowledged before me on 6-8, 1996, by LARRY DAWSON AND EMMI DAWSON

as OWNERS

ALMA L. NEWTON  
COM. #985053  
NOTARY PUBLIC - CALIFORNIA  
VENTURA COUNTY  
My Comm. Expires FEB. 15, 1997

My commission expires 2-15-97  
Notary Public for Oregon

Larry and Emmi Dawson  
2616 Captains Ave.  
Ft. Hueneme, CA 91041

Grantor's Name and Address  
Bill & Tracey Middlebrooks  
PO Box 95  
Merrill, OR 97633

Grantee's Name and Address  
Bill & Tracey Middlebrooks  
PO Box 95  
Merrill, OR 97633

After recording return to (Name, Address, Zip):  
Bill & Tracey Middlebrooks  
PO Box 95  
Merrill, OR 97633

Until requested otherwise send all tax if any to (Name, Address, Zip):  
Bill & Tracey Middlebrooks  
PO Box 95  
Merrill, OR 97633

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee \$30.00

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 11th day of June, 1996, at 1:31 o'clock P.M., and recorded in book/reel/volume No. 596 on page 17183 and/or as fee/file/instrument/microfilm/reception No. 19618, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk  
By Cheryl Russell, Deputy.

State of Oregon  
County of Klamath

I hereby certify that instrument #1996-017183, recorded on 1/1/1996, consisting of 1 page(s), is a correct copy as it appears on record at the Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: January 24th, 2024

Daniel Beard  
Daniel Beard

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Larry and Emmi Dawson

Lot 21, Block 61, KLAMATH FALLS FOREST ESTATES,  
HIGHWAY 66 UNIT, PLAT 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 the 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 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 \$ 1000.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$\_\_\_\_\_.

① However, the actual consideration for this transfer is not limited to the inclusion of other property or value given or promised which is part of the consideration (including but not limited to). The difference between the symbols, if not applicable, should be deleted. See O.R.S. 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 5th day of June, 1996;  
if a corporate grantor, 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 REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

X Larry Dawson  
Larry Dawson

X Emmi Dawson  
Emmi Dawson

STATE OF ~~OREGON~~ OREGON, County of VENTURA ss. 6-8, 1996.  
 This instrument was acknowledged before me on 6-8, 1996.  
 by LARRY DAWSON AND ETTIL DAWSON  
 This instrument was acknowledged before me on 6-8, 1996.  
 by LARRY DAWSON AND ETTIL DAWSON  
 as OWNERS

The seal of the State of California is located in the top right corner of the document. It features a circular design with the words "THE GREAT SEAL OF THE STATE OF CALIFORNIA" around the perimeter. The central image depicts a grizzly bear standing on a rock, holding a miner's pickaxe over its shoulder. A miner is shown in the background, working on a hillside. The word "EUREKA" is inscribed at the bottom of the seal.

ALMA L. NEWTON  
COMM. #985053  
NOTARY PUBLIC - CALIFORNIA  
VENTURA COUNTY  
My Comm. Expires FEB. 15, 1997

Notary Public for Oregon  
My commission expires 2-15-97

Larry and Emmi Dawson  
2616 Captains Ave.  
Ft. Hueneme, CA 93041

Grantor's Name and Address

Bill & Tracey Middlebrooks  
PO Box 95  
Merrill, OR 97633

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Bill & Tracey Middlebrooks  
PO Box 95  
Merrill, OR 97633

Until requested otherwise send all tax documents to (Name, Address, Zip):

Bill & Tracey Middlebrooks  
PO Box 95  
Merrill, OR 97633

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, }  
County of Klamath } ss.

I certify that the within instrument  
was received for record on the 11th day  
of June, 1996, at  
1:31 o'clock P.M., and recorded in  
book/reel/volume No. M96 on page  
17183 and/or as fee/file/instrument/  
microfilm/reception No. 19618,  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Bernetha G Letsch, County Clerk

NAME	TITLE
By Cheryl Kusel	Deputy.

Fee \$30.00

State of Oregon  
County of Klamath

I hereby certify that instrument #1996-017183,  
recorded on 1/1/1996, consisting of 1 page(s),  
is a correct copy as it appears on record at the  
Klamath County Clerk's office.

Rochelle Long, Klamath County Clerk

Date: January 24th, 2024

Daniel Beard