

82640

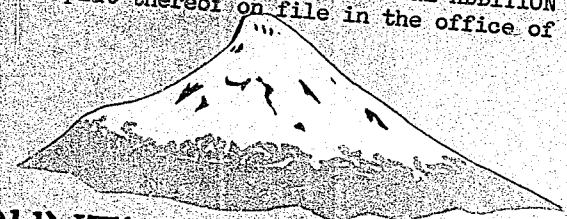
MTC-1902P

MOUNTAIN TITLE COMPANY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That BETTY RUFFNER, EDWARD POUNDS, GLADYS CARNAHAN hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD ALLEN BROWN & SUE ANN BROWN, husband and wife the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 46, BOWNE ADDITION TO THE TOWN OF BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



MOUNTAIN TITLE COMPANY

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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said 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 those of record and apparent upon the land, if any, as of the date of this deed, grantor will warrant and forever defend the said 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 \$ 7,500.00. However, the consideration consists of and includes other property or value given or promised which is the whole consideration in this deed. It is understood that the deed is subject to ORE 62-030.

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

In Witness Whereof, the grantor has executed this instrument this 17th day of December, 1987; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Evon Pounds by Chuck Fisher Attorney in fact
Betty Ruffner by Chuck Fisher Attorney in fact
Edward Pounds by Chuck Fisher Attorney in fact
Gladys Carnahan by Chuck Fisher Attorney in fact
County of Klamath ss.
12/17, 1987

Personally appeared the above named Chuck Fisher as Attorney in fact for Betty Ruffner, Edward Pounds, Gladys Carnahan, Evan Pounds, and Donald E. Pounds and acknowledged the foregoing instrument to be his voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires: 8/16/88

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 17th day of December, 1987, at 3:03 o'clock P. M., and recorded in book M87 on page 22507 or as file/reel number 82640.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Ann Smith Deputy

Fee: \$10.00

MOUNTAIN TITLE COMPANY