

85758

Aspen

TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. 188 Page 4437

S-32123

MIRIAM G. KERR, an estate in fee simple, as to an undivided $\frac{1}{2}$ interest; J. HARVEY BRANNAN and ROSMOND A. BRANNAN, as tenants by the entirety, as to an $\frac{1}{2}$ interest, hereinafter called grantor, convey(s) to JOSEPH A. SILBERNAGEL and TERESA L. SILBERNAGEL, husband and wife

County of Klamath, State of Oregon, described as: $\frac{1}{2}$ undivided $\frac{1}{2}$ interest

The Westerly 10 longitudinal feet of Lot 1, Block 12, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, adjoining Lot 2 in said Block and Addition, and the Easterly 41.2 feet of Lot 2, Block 12, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in County of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of First Addition to the City of Klamath Falls.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls, Oregon.

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.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those set out above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 35,750.00 ~~XX However, the actual consideration for this transfer is the whole or part of the consideration for the property described in the instrument, as shown on the recorded plat of First Addition to the City of Klamath Falls, in County of Klamath, State of Oregon.~~

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 22 day of March, 19 88.

Miriam G. Kerr by J. Harvey Brannan
MIRIAM G. KERR, by her Attorney in Fact
J. Harvey Brannan
Rosmond A. Brannan

STATE OF OREGON, County of Klamath)ss.

March 30, 19 88.

Personally appeared the above named J. HARVEY BRANNAN and ROSMOND A. BRANNAN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Andia Hindscher
Notary Public for Oregon
My Commission Expires: 7-23-89

J. Harvey Brannan

Rosmond A. Brannan

Miriam G. Kerr

GRANTOR'S NAME AND ADDRESS

Joseph A. Silbernagel

Teresa L. Silbernagel

GRANTEE'S NAME AND ADDRESS

After recording returns to:

Joseph A. & Teresa L. Silbernagel

2109 W. 1st St.

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

(If a change is requested all tax statements shall be sent to the following address.)

Joseph A. & Teresa L. Silbernagel

2109 W. 1st St.

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

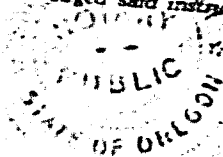
4438

FORM No. 179—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the 30th day of March, 19 88 personally appeared
J. HARVEY BRANNAN
 who, being duly sworn (or affirmed), did say that he is the attorney in fact for
MIRIAM G. KERR
 that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-
 edged said instrument to be the act and deed of said principal.



(Official Seal)

Before me:

Sandra Handsaker
 Notary Public for ^(Signature) Oregon

My Commission Expires: 7-23-89

(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow, Inc.
 of March A.D., 19 88 at 3:17 o'clock P M., and duly recorded in Vol. M88
 of Deeds on Page 4437

FEE \$15.00

Evelyn Biehn, County Clerk
 By Pam Smith