

96609

MOUNTAIN TITLE COMPANY

KNOW ALL MEN BY THESE PRESENTS, That

WARRANTY DEED

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES A. LEONI & HULDAH G. LEONI, husband and wife
BRENDAN CAPITAL CORP., an Oregon corporation
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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:

The E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM any portion lying within the boundaries of the No. 1 Drain.

Tax Account No. 3909-02000-02300

Subject to: Liens and encumbrances of record including Trust Deed in favor of Klamath First Federal Savings & Loan Association, recorded in Volume M79, page 21909, Microfilm Records of Klamath County, Oregon, which buyers agree to assume and pay.

"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 and 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 \$ 95,000.00

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 31st day of January, 19 89; 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.

STATE OF OREGON,
County of Klamath
1/31, 19 89 ss.

Personally appeared the above named James A. Leoni & Huldah G. Leoni

and acknowledged the foregoing instrument to be their voluntary act and deed.

STATE OF OREGON, County of Klamath
Personally appeared Huldah G. Leoni ss.

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

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.

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

OFFICIAL SEAL
Notary Public for Oregon
My commission expires: 8-16-92
James A. Leoni & Huldah G. Leoni
1323 SE Corrine
Roseburg, OR 97470

GRANTOR'S NAME AND ADDRESS
Brendan Capital Corp.
90815 Washburn Way
Klamath Falls OR 97603

GRANTEES NAME AND ADDRESS
Grantee
C/O 815 Washburn Way
Klamath Falls OR 97603

Grantee
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 1st day of Feb., 19 89, at 9:34 o'clock A.M., and recorded in book M89 on page 1994 or as file/reel number 96609.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY