



KLAMATH COUNTY TITLE COMPANY

K-41177
STATUTORY WARRANTY DEED
(Individual or Corporation)

RALPH R. THEXTON

conveys and warrants to BRENDAN CAPITAL CORPORATION, Grantor.

the following described real property in the County of Klamath and State of Oregon, Grantee.

All that portion of Lot 15 in Block 42 of Hot Springs Addition to the City of Klamath Falls, Oregon, described as follows: Beginning at a point which is on the Northeastly line of the Alameda S. 54°52' East 48.7 feet from the extreme Southeastly corner of Lot 14, Block 42, Hot Springs Addition to the City of Klamath Falls, Oregon; thence southeasterly along the northeastly line of the Alameda on the arc of a 3° 55' curve 48.7 feet; thence northeastly perpendicular to the said northeastly line of the Alameda and to the tangent to the said curve at this point 150.4 feet; thence northwestly along the southwestly line of the alley through Block 42 of said Hot Springs Addition 43.4 feet; thence southwestly along the southeasterly line of that property deed to H. A. Cole et ux on June 18, 1926, 150.4 feet to the point of beginning.

'89 FEB 2 AM 9 46

This property is free of liens and encumbrances, EXCEPT:

Subject to easements and rights of way of record and apparent on the land.

The true consideration for this conveyance is \$ 47,500.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 30th day of January 19 89 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Ralph R. Thexton
RALPH R. THEXTON

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me
this _____ day of _____ 19 _____
by _____ and
by _____ of _____
a corporation, on behalf of the corporation.

STATE OF OREGON, County of Klamath ss.
The foregoing instrument was acknowledged before me
this 31st day of January 19 89
by Ralph R. Thexton

Debra Buckingham
Notary Public for Oregon
My commission expires: 12-19-92

Notary Public for Oregon

After recording return to:

Brendan Capital Corp.
803 Main Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

n/a

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Klamath County Title Co.
on this 2nd day of Feb. A.D., 19 89
at 9:46 o'clock A.M. and duly recorded
in Vol. 189 of Deeds Page 2059
Evelyn Biehn County Clerk
By *Pauline Mullins*

Deputy.

Fee. \$8.00