



96653

KLAMATH COUNTY TITLE COMPANY

Vol. m89 Page 2060K-41177
STATUTORY WARRANTY DEED
(Individual or Corporation)

BRENDAN CAPITAL CORPORATION

conveys and warrants to LAWRENCE N. KAYLOR 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 northwesterly 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.

BRENDAN CAPITAL CORPORATION

BY: Richard N. Belcher
Attorney in Fact for
Brendan Capital Corp.STATE OF OREGON) ss.
County of Klamath)

CORPORATE ACKNOWLEDGEMENT

On this the 31st day of January, 1989, personally appeared Richard N. Belcher who, being duly sworn, did say that he is the attorney in fact for Brendan Capital Corporation and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me: Debra Buckenham
My Commission Expires December 19, 1992
STATE OF OREGON, ss.
County of Klamath

After recording return to:

Lawrence N. Kaylor
8728 Spring Lake Rd.
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Same As Above

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 AM. and duly recorded
in Vol. M89 of Deeds Page 2060
Evelyn Biehn
By Pauline Mueller County Clerk
Fee, \$8.00 Deputy.