

## WARRANTY DEED

97054

KNOW ALL MEN BY THESE PRESENTS, That GORDON LOUSIGNONT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRENDAN CAPITAL CORP., an Oregon corporation, hereinafter called 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:

All that portion of the NE $\frac{1}{4}$  NW $\frac{1}{4}$  and the NW $\frac{1}{4}$  NE $\frac{1}{4}$  lying East of Nylander Drain, in Section 8, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No. 4010-800-300

SUBJECT TO: Liens and encumbrances of record including Department of Veterans' Affairs Mortgage recorded in Volume M79, page 11448, Microfilm Records of Klamath County, Oregon, which buyers herein 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 \$ 122,055.18.  
~~However, the said consideration of \$122,055.18 is the whole and true consideration for the property described herein, and no other consideration shall be deemed to have been paid for the property described herein.~~

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 3rd day of February, 1989; 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.

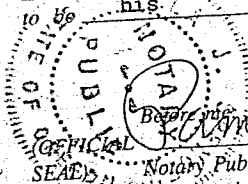
Gordon Lousignont  
 Gordon Lousignont

STATE OF OREGON  
 County of Klamath

2/3, 1989 ss.

Personally appeared the above named  
 Gordon Lousignont

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



Gordon Lousignont

40 Rt 1 Box 620-K  
 Klamath Falls OR 97603

GRANTOR'S NAME AND ADDRESS

Brendan Capital Corp.

C/O 815 Washburn Way  
 Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
 \_\_\_\_\_, 19 \_\_\_\_\_.

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, 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 \_\_\_\_\_, a corporation,

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:

(OFFICIAL SEAL)

Notary Public for Oregon  
 My commission expires:

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 13th day of Feb., 1989, at 2:55 o'clock P M., and recorded in book M89 on page 2716 or as file/reel number 97054.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Cler,

Recording Officer

Brendan Lousignont Deputy

Fee \$8.00