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MTC-20876 K

KNOW ALL MEN BY THESE PRESENTS, That LEE R. BREWER and PATRICIA ANN BOTENS, also known as Patricia Ann Brewer, husband & wif *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* BRADLEY L. LAWRENCE and LYNETTE M. LAWRENCE, husband and wife *, 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:*

Lot 49 in Block 1 of Tract No. 1078, SECOND ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3909-015AA-12900.

SUBJECT TO: Trust Deed, dated November 30, 1977, and recorded December 1, 1977, in Volume M77, page 23300, Microfilm Records of Klamath County, Oregon, in favor of Klamath 1st Federal Savings & Loan Association who assigned their interest to Jackson County Federal Savings & Loan Association.

"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 all those of record and those apparent upon the land, if any, as of the date of this deed *and that 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 $ 41,191.27 *.*

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