

99021

MTC-21168P

WARRANTY DEED

Vol. M89 Page 6226

KNOW ALL MEN BY THESE PRESENTS, That BOYD P. BRAREN & BOYD P. BRAREN, TRUSTEE
under that certain irrevocable Trust dated April 13, 1981, as tenants in common
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John Mark Lawrence

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:

See legal description attached hereto and made a part hereof.

"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,

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 \$ 160,000.00

However, the actual consideration paid for this transfer includes other property interests not included in the deed/part of the consideration (including, but not limited to, the following: if not applicable, delete the whole/See ORS 93.038)

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 March, 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.

Boyd P. Braren
Boyd P. Braren

Boyd P. Braren, Trustee
Boyd P. Braren, Trustee
STATE OF OREGON, County of _____) ss.

STATE OF OREGON, _____)
County of Klamath) ss.
4/3, 19 89

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 _____
I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____

Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

Personally appeared the above named Boyd P. Braren, individually and as Trustee under that certain irrevocable Trust dated April 13, 1981 and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: John Mark Lawrence
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 8-16-92

Boyd P. Braren
P. O. Box 1232
Sonoma, CA 95476
GRANTOR'S NAME AND ADDRESS

John Mark Lawrence
701 East 28th St. Suite 401
Long Beach, CA 90806
GRANTEE'S NAME AND ADDRESS

After recording return to:

John Mark Lawrence
701 East 28th St. Suite 401
Long Beach, CA 90806
NAME, ADDRESS, ZIP

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

John Mark Lawrence
same address as above
NAME, ADDRESS, ZIP

6227

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Section 24: SE1/4

Section 25: NE1/4

All that portion of the NW1/4 of Section 25, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, starting at the quarter section corner between Sections 24 and 25, Township 30 South, Range 10 East of the Willamette Meridian, thence South a distance of 2,640 feet; thence West 1,400 feet to the East bank of the Williamson River; thence North 35 degrees East 175 feet; thence North 425 feet; thence East 175 feet; thence North 20 degrees West 500 feet; thence North 495 feet; thence West 15 degrees North 165 feet; thence North 5 degrees West 640 feet; thence North 20 degrees West 450 feet; thence East a distance of 1,600 feet to the place of beginning.

Tax Account No.: 3010 00000 02600

PARCEL 2:

AN UNDIVIDED $\frac{1}{4}$ INTEREST IN AND TO THE FOLLOWING:
Township 31 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Section 1: Lots 3, 4, and 5, SW1/4 NW1/4, SW1/4, less 1.14 acres for right-of-way conveyed by deed from Geo H. Mayfield to Lamm Lumber Co., recorded April 28, 1930 in Volume 90, page 218, Deed Records of Klamath County, Oregon.

Section 2: SE1/4

Tax Account No.: 3110 00000 00200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.
of April A.D., 19 89 at 8:58 o'clock AM., and duly recorded in Vol. M89
of Deeds on Page 6226 the 13th day

FEE \$13.00

Evelyn Biehn - County Clerk

By Dorothy M. Lindore