

6674

# 01034220
WARRANTY DEED

AFTER RECORDING RETURN TO:
R. KEITH BRANDON
PAULINE J. BRANDON
2289 Jefferson
Riverside, CA. 92504

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

KLAMATH FALLS LODGE NO. 106, LOYAL ORDER OF MOOSE, hereinafter
called GRANTOR(S), convey(s) to R. KEITH BRANDON and PAULINE J.
BRANDON, husband and wife hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS
REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except: 1) Taxes for the
fiscal year 1989-'90, a lien not yet payable. 2) Regulations,
including levies, liens and utility assessments of the City of
Klamath Falls. 3) Conditions and Restrictions as shown on the
recorded plat of Nichols Addition. 4) Easement, including the
terms and provisions thereof, recorded August 4, 1961, in Book
331, page 424.,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$80,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 12th day of October, 1989.

KLAMATH FALLS LODGE NO. 1106, LOYAL ORDER OF MOOSE

BY: Robert L. Watson
James L. Smith

TITLE: GOVERNOR
JR. GOV.
TREASURER
ADMINISTRATOR

STATE OF OREGON, County of Klamath)ss.

October 19, 1989.

Personally appeared the above named Robert L. Watson, James Smith, Bill
Waites & Marvin Sommerville
who being duly sworn, or affirmed, did say that he is the Governor, Treasurer,
Jr. Gov. & Administrator for Klamath Falls Lodge No. 1106, Loyal Order of
Moose, and that he executed the within instrument as its
voluntary act and deed.

Before me, Barlene P. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1993.

89 OCT 19 PM 3 43

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EXHIBIT "A"

All of Lot 6, Block 48, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM the most Westerly 19 feet of said Lot as conveyed by Samuel T. Summers and Nellie H. Summers, husband and wife, to Horace S. Clark by Deed dated January 16, 1905, and recorded February 23, 1905, in Volume 17 at Page 163 of Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM the Southeast twelve feet (SE 12 feet) of the Northeast Forty-seven and 83/100 (NE 47.83 feet) of Lot 6, Block 48, Nichols Addition to the City of Klamath Falls, which was deeded to the City of Klamath Falls to be used as an alley by the Public as recorded October 27, 1958 in Book 305 at Page 360.

CODE 1 MAP 3809-32AA TL 8000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 19th day
of Oct. A.D., 19 89 at 3:43 o'clock PM., and duly recorded in Vol. M89,
of Deeds on Page 19976.
Evelyn Biehn County Clerk
By Pauline Mullendare

FEE \$13.00