



97C# 05034555
WARRANTY DEED

AFTER RECORDING RETURN TO:
JAMES E. BRUMMET
GERTRUDE L. BRUMMET
P.O. BOX 123
KENO, OR. 97627

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

WAYNE COLLINS AND ALICE ANN COLLIN hereinafter called
GRANTOR(S), convey(s) to JAMES E. BRUMMET AND GERTRUDE L.
BRUMMET, Husband and Wife hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

Lot 20, Block 15, FIRST ADDITION TO KLAMATH RIVER ACRES, in the
County of Klamath, State of Oregon.

CODE 96 MAP 3907-25C0 TL 4000

"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) Conditions,
Restrictions as shown on the recorded plat of First Addition to
Klamath River Acres. 2) Subject to rules and regulations of
Fire Patrol District. 3) This property lies within and is
subject to the levies and assessments of the Klamath River Acres
Road District. 4) Easement for Transmission line over N 1/2
SW 1/4 AND SW 1/4 SW 1/4 of section 25, twp 39S, range 7 EWM
granted to the California Oregon Power Company and recorded
November 16, 1956 in Book 288 at page 72

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
\$5,500.00.

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 9th day of November 1989

Wayne Collins
WAYNE COLLINS

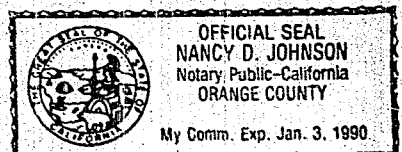
Alice Ann Collins
ALICE ANN COLLINS

STATE OF CALIFORNIA, County of ORANGE) ss.

DATE NOVEMBER 21, 1989

Personally appeared the above named WAYNE COLLINS AND ALICE ANN
COLLINS and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me: Nancy D. Johnson
Notary Public for ORANGE COUNTY, CALIFORNIA
My Commission Expires: JANUARY 3, 1990



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NOTARY PUBLIC
STATE OF OREGON

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 24th day
of Nov. A.D. 19 89 at 4:11 o'clock P. M., and duly recorded in Vol. M89
of Deeds on Page 22750
FEE \$13.00
Evalyn Biehn County Clerk
By Paula M. Mendenhall

THIS INSTRUMENT BEING FIRST PRESENTED TO ME, the undersigned Notary Public for the County of Klamath, State of Oregon, by the person or persons claiming to be the grantor or grantors hereof, and the person or persons claiming to be the grantee or grantees hereof, and after reading the same to them and explaining to them the nature and effect of the same, and after they have acknowledged to me that they are the persons whose names are subscribed to the same, and that they execute the same for the purposes and consideration therein expressed, I have signed these presents with them in full faith and belief that they are qualified to execute the same, and that they have executed the same for the purposes and consideration therein expressed.

Aspen Title Co.
By Paula M. Mendenhall
Notary Public

