

K-40939

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That GUY O. TORGENSEN and ROBIN G. TORGENSEN, husband and wife, 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 grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See attached Exhibit "A".

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

To Have and 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 of 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 \$120,000.00.

In construing this deed and where the context so requires, the singular includes the plural and the 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 25th day of January, 1990, 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.

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.

Guy O. Torgersen
GUY O. TORGENSEN

Robin G. Torgersen
ROBIN G. TORGENSEN

STATE OF OREGON

County of Klamath

) ss.

January 25, 1989

Personally appeared the above named Guy O. Torgersen and Robin G. Torgersen, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me.

Debra B. Buchanan
NOTARY PUBLIC FOR OREGON
My Commission Expires: 12-19-92

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Guy O. and Robin G. Torgersen
9990 Dehlinger Land
Klamath Falls, OR 97603

Grantor's Name and Address

Brendan Capital Corp.
815 Washburn Way
Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

Klamath County Title Co.
422 Main Street
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
Brendan Capital Corp.
815 Washburn Way
Klamath Falls, OR 97603
Name, Address, Zip

STATE OF OREGON

County of Klamath

) ss.

I certify that the within instrument was received for record on the ____ day of ____, 19__ at ____ o'clock __ M., and recorded in book/reel/volume ____, page ____, or as fee/file/instrument/micro-film /reception No. ____, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Name

Title

By

Deputy

EXHIBIT "A"

The following described real property situated in Klamath County, Oregon:

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 26, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being the Northerly 750 feet of that parcel or land described in recorded Contract, M76 page 13093 of the Klamath County Deed Records, said tract of land being more particularly described as follows:

Beginning at the Northeast 1/16 corner which bears South 45° 10'13" West 1885.21 feet from the Northeast corner of said Section 26; thence South 00°03'51" West, along the East line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$, 750.00 feet to a 5/8 inch iron pin with plastic cap; thence South 89°58'04" West 1010.93 feet to a 5/8 inch iron pin with plastic cap on the Easterly line of that tract of land described in Deed Volume 272 page 310 of said Klamath County Deed Records; thence North 21°54'13" West (North 21°30'15" West by said Deed Volume 272 page 310) 808.17 feet to a 1/2 inch iron pin on the North line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence North 89°58'04" East 1313.25 feet to the point of beginning, with bearings based on Survey No. 1957 as recorded in the office of the Klamath County Surveyor.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 31st day
of Jan. A.D., 19 90 at 2:10 o'clock PM., and duly recorded in Vol. M90,
of Deeds on Page 2163

Evelyn Biehn
By Pauline M. Nickerson County Clerk

FEE \$33.00