12193 MTC #22954-K **WARRANTY DEED** Vol. M90 Page 4473

KNOW ALL MEN BY THESE PRESENTS, That Bob Boudewyn Donk

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert Jay Brazil, *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 7, Block 12, FAIRVIEW ADDITION NO. 2, according to the official plat there of on file in the office of the County Clerk of Klamath County, Oregon.
Tax Account No: 3809 029CA 09300

SUBJECT TO: Real Estate Contract, including terms and provisions thereof, dated November 30, 1987, recorded December 4, 1987 in Vol. M87, page 21837, Microfilm records of Klamath County, Oregon in favor of State of Oregon, by the Director of Veterans' Affairs, as Vendor.
The above named Grantee hereby agrees to assume and pay this contract in full.

'90 MAR 9 AM 9:54

"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 $ 28,478.59 ~~*However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (The words "consideration" mean the price in money or money's worth agreed to be paid for the property. If not applicable, should be deleted.)*~~

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 9th *day of* February, *19* 90; *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.*

X Bob Boudewyn Donk
Bob Boudewyn Donk

STATE OF ~~*OREGON,*~~ Washington)
County of ~~xxxxxxx~~) *ss.*
2/9, *19* 90.

Personally appeared the above named Bob Boudewyn Donk *and acknowledged the foregoing instrument to be* he *voluntary act and deed.*

USCG#:610426
Before me: Michael O. Jones, Master
(OFFICIAL SEAL) ~~*Notary Public for Oregon*~~ M/V SEA LION
My commission expires: #648350

~~*STATE OF OREGON,*~~ *County of* _____) *ss.*
_____, *19* _____.
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:

Bob Boudewyn Donk
120 W. Casino Road
Everett, WA 98204
GRANTOR'S NAME AND ADDRESS

Robert Jay Brazil
1405 Lookout Street
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Robert Jay Brazil
1405 Lookout Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
NO CHANGE
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath *ss.*
I certify that the within instrument was received for record on the 9th *day of* March, *19* 90, *at* 9:54 *o'clock* A *M., and recorded in book* M90 *on page* 4473 *or as file/reel number* 12193, *Record of Deeds of said county.*
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Darlene Mullendore *Deputy*

Fee $28.00

MOUNTAIN TITLE COMPANY