

OK
15365

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Jeffery M. Brant by Michael L. Brant,
Conservator

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Lee Davis and Fern Davis, Father and Daughter, 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 and State of Oregon, described as follows, to-wit:

Lot 12 in Block 3 of First Addition to Altamont Acres, EXCEPT the South 75 feet thereof and ALSO EXCEPT the West 50 feet of the North 125 feet thereof, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

(See attached Exhibit "A")

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 \$8,550.00.

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 sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 24th day of May, 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.

Jeffery M. Brant by
Michael L. Brant, Conservator
Jeffery M. Brant by Michael L. Brant,
Conservator

STATE OF OREGON,

County of Klamath
May 24, 1990

} ss.

STATE OF OREGON, County of Klamath) ss.

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)

Personally appeared the above named
Jeffery M. Brant by Michael L. Brant,
Conservator

and acknowledged the foregoing instrument to be his _____ voluntary act and deed.

Before me:

OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 10-8-93

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Michael L. Brant
325 Main Street
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ms. Fern Davis
1847 Bisbee
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

As Above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) 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 No. _____ on page _____ or as fee/tile/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT "A"

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

3. The following unpaid taxes and/or city liens:

a. Taxes for the fiscal year 1986-1987, delinquent.
Amount: \$276.84, plus interest
Account No. 3909 003CD 01600 Key No. 527576

b. Taxes for the fiscal year 1987-1988, delinquent
Amount: \$34.82, plus interest
Account No.: 3909 003CD 01600 Key No. 527576

c. Taxes for the fiscal year 1988-1989, delinquent
Amount: \$356.43, plus interest, if any
Account No.: 3909 003CD 01600 Key No. 527576

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 29th day
of May A.D., 19 90 at 11:41 o'clock A M., and duly recorded in Vol. M90,
of Deeds on Page 10145.
Evelyn Biehn County Clerk
By Audene Mueller

FEE \$33.00