

19276

WARRANTY DEED

Vol. m90 Page 16961

AFTER RECORDING RETURN TO:
MICHAEL K. BRANDON
532 Riverside
Klamath Falls, Oregon 97601

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

R. KEITH BRANDON AND PAULINE J. BRANDON, husband and wife,
hereinafter called GRANTOR(S), convey(s) to MICHAEL K. BRANDON
hereinafter called GRANTEE, 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 OF 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 1990-91, 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. 5) A Deed of Trust including the terms and provisions
thereof to secure the amount noted below and other amounts secured
thereunder, if any:

Trustor: R. Keith Brandon and Pauline J. Brandon, husband and wife
Trustee: Aspen Title & Escrow, Inc.
Beneficiary: Klamath Falls Lodge No. 1106, Loyal Order of Moose
Dated: October 12, 1989
Recorded: October 19, 1989
Book: M-89
Page: 19978
Fee No.: 6675
Amount: \$50,000.00

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
\$50,000.00.

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 9 day of August, 1990.

R. Keith Brandon
R. KEITH BRANDON

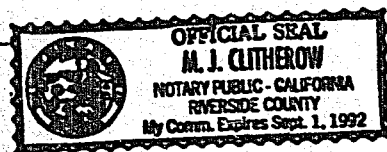
Pauline J. Brandon
PAULINE J. BRANDON

STATE OF CALIFORNIA, County of Riverside)ss.

AUGUST 9, 1990.

Personally appeared the above named R. KEITH BRANDON and PAULINE J.
BRANDON and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me: [Signature]
Notary Public for California
My Commission Expires: September 1, 1992



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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 Michael K. Brandon the 23rd day
of Aug. A.D., 19 90 at 10:37 o'clock A M., and duly recorded in Vol. M90
of Deeds on Page 16961.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Miskindale