

OK

19413

WARRANTY DEED

Vol. M90 Page 17198

KNOW ALL MEN BY THESE PRESENTS, That

Barry Brennan

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 Aaron Reeves and Karen Reeves, husband and wife,

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:

A parcel of land located in the Northeast 1/4 Southeast 1/4 of Section 36, Township 39 South, Range 7 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the southerly line of that tract of land described in Deed Volume M-77 at Page 22478, as recorded in the Klamath County Deed Records, said point being South 00°09'58" East 850.01 feet and South 68°18'48" East 390.82 feet from the center-east 1/16 corner of Section 36, Township 39 South, Range 7 East, Willamette Meridian; thence South 68°18'48" East 119.65 feet to the most southerly point of the tract of land described in said Deed Vol. M-77 at Page 22478; thence North 18°15'02" West 107.50 feet to the northeasterly corner of said tract; thence North 48°48'00" West 102.94 feet; thence South 00°01'34" West 125.68 feet to the point of beginning, containing 0.23 acres, more or less.

(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

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 \$ 2,000.00.
 The whole consideration is hereby acknowledged to be the true and actual consideration paid for this transfer.

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 27th day of August, 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.

STATE OF OREGON,

County of Klamath
August 27, 19 90.

Personally appeared the above named
 Barry Brennan

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

Before me, Eric J. Roberts
 Notary Public for Oregon
 My commission expires:

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____, 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:

(If executed by a corporation, affix corporate seal)

Barry Brennan

PO Box 241

Keno, Oregon 97627

GRANTOR'S NAME AND ADDRESS

Aaron and Karen Reeves

P.O. Box 748

Keno, Oregon 97627

GRANTEE'S NAME AND ADDRESS

After recording return to:

Aaron and Karen Reeves

P.O. Box 748

Keno, Oregon 97627

NAME, ADDRESS, ZIP

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

Aaron and Karen Reeves

P.O. Box 748

Keno, Oregon 97627

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 27th day of Aug, 19 90, at 4:24 o'clock P.M., and recorded in book/reel/volume No. M90 on page 17198 or as fee/file/instrument/microfilm/reception No. 19413. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE

By Pauline M. Mulder Deputy

Fee \$28.00

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