

20242

20673

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Bennett George Brown & Janice Ilene Brown, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Colleen P. Brewer

the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 2 in Block 1 of TRACT NO. 1099, ROLLING HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Account No: 3910 019A0 01200

MOUNTAIN TITLE COMPANY

"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 to the land as of the date of this deed.

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 \$ 135,000.00

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 28 day of August, 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.

STATE OF OREGON,
County of Klamath) ss.
August 28, 19 90

Personally appeared the above named _____

Bennett George Brown & Janice Ilene Brown

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

Before me, _____

Notary Public for Oregon

My commission expires: 6-16-92

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____,

_____, president, and by _____,

_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____

(SEAL)

Bennett George Brown & Janice Ilene Brown

8391 Hwy 140 E
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Colleen P. Brewer
8615 Rockinghorse Ln
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Colleen P. Brewer
8615 Rockinghorse Ln
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Colleen P. Brewer
8615 Rockinghorse Ln
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Fee \$28.00

STATE OF OREGON,

ss.

County of Klamath
I certify that the within instrument was received for record on the 17th day of Sept., 19 90, at 4:06 o'clock P. M., and recorded in book M90 on page 18653 or as file/reel number 20242.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By Paula M. Mueland Deputy

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 25th day
of Sept. A.D., 19 90 at 4:06 o'clock PM., and duly recorded in Vol. M90,
of Deeds on Page 19393.

Evelyn Biehn - County Clerk

FEE \$10.00

By Pauline Mueller