


#01635689 WARRANTY DEED

AFTER RECORDING RETURN TO: 1-1-5-17 Redwing Loop P.O. Box 694 Keno, OR. 97627

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

KENO CONSTRUCTION COMPANY, an Oregon corporation, hereinafter called GRANTOR(S), convey(s) to MARLA S. BROWN, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 5 in Block 31 of FIFTH ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

Tax Account Information: Code 21, Map 4008-6BC, Tax Lot 300.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE REGULATIONS. PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OF COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES." MB

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except: 1) Taxes for the fiscal year 1990-191, a lien not yet payable. 2) Subject to rules and regulations of Fire Patrol District. Conditions and restrictions as shown on the recorded plat of Fifth Addition to Klamath River Acres. 4) Trust Deed, including the terms and provisions thereof, recorded October 4, 1977 in Book M-77, page 18809, and by Assignment recorded May 29, 1981 in Book M-81, page 9603, the beneficiary is American Savings and Loan Association, which Trust Deed the Grantee herein DOES NOT agree to assume and pay and Grantor holds Grantee harmless therefrom.,

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 \$71,900.00.

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 26th day of September, 1990.

KENO CONSTRUCTION COMPANY, an Oregon corporation

merganic I Cambo By: Bv: Title: Title President

STATE OF OREGON, County of Klamath)ss.

September 26, 1990.

named Marjorie Kambo Personally appeared the above and and as resident of Keno Construction Company.

Before me: <u>Maphonthat</u> Notary Public for Oregon My Commission 2 Addington My Commission Expir 19: Morch 22, 1993. CF ORE

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STATE OF OREGON: COUNTY OF KLAMATH: 55.

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