20940 MTC 20555-D FIDELITY DEED Vol. M90 Page 19907

KNOW ALL MEN BY THESE PRESENTS, That NANCY L. MARX who acquired title as NANCY L. EDWARDS hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____ ERNEST P. BROWN & KATHLEEN BROWN, as tenants by the entirety, hereinafter called 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 13 in Block 7 of FIRST ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

1909 12CC 04600

**of Klamath First Federal Savings and Loan recorded January 27, 1978, Volume M78, Page 1644 which the herein grantees assume and agree to pay.

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 covenants, conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed. Together with a trust deed in favor** 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 $ 75,000.00.

~~[illegible]~~

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 2nd day of October, 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.

Nancy L. Marx Nancy L. Edwards

Nancy L. Marx, formerly Nancy L. Edwards

STATE OF OREGON, County of Klamath) ss.

Oct 2, 1990.

Personally appeared the above named Nancy L. Marx

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

Before me: Darlene J. Allman

Notary Public for Oregon

My commission expires:

OFFICIAL SEAL
DARLENE J. ALLMAN
NOTARY PUBLIC - OREGON
COMMISSION NO. A 2[illegible]
MY COMMISSION EXPIRES FEB 15, 1972

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 _____ (SEAL)

My commission expires:

Mark [illegible] Klamath Falls OR 97601

Brown [illegible] Klamath Falls OR 97601

Brown [illegible] Klamath Falls OR 97601

Brown [illegible] Klamath Falls OR 97601

Brown [illegible] Klamath Falls OR 97601

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 2nd day of Oct., 19 90, at 2:33 o'clock P M., and recorded in book M90 on page 19907 or as file/reel number 20940, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By [signature] Deputy

Fee $28.00