

24036

MTC #24471-DN WARRANTY DEED

MOUNTAIN TITLE COMPANY

KNOW ALL MEN BY THESE PRESENTS, That

Steven H. Brant

Vol 190 Page 25435

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Christine R. Baxendale
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:

SEE LEGAL DESCRIPTION ON REVERSE WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 UPON THE LAND, IF ANY, AS OF THE DATE OF THIS DEED

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 \$ 40,000.00

~~ANY AND ALL ENCUMBRANCES, TAXES, LIENS, ETC., OF WHICHEVER NATURE OR CHARACTER THEY MAY BE, WHICH MAY AFFECT THE TITLE TO THE PROPERTY DESCRIBED IN THIS DEED, ARE HEREBY RELEASED AND DISCHARGED BY THE GRANTOR TO THE GRANTEE.~~

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 14 day of December, 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.

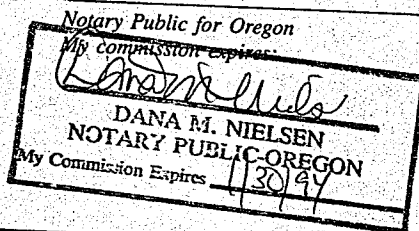
STATE OF OREGON,)
County of Klamath) ss.
December 14, 19 90

Michael L. Brant for Steven H. Brant
Michael L. Brant as attorney in fact for
Steven H. Brant

Personally appeared the above named
Michael L. Brant as attorney in
fact on behalf of Steven H. Brant

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

Before me:



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)

STATE OF OREGON,

ss.

County of
I certify that the within instrument was
received for record on the
day of , 19
at o'clock M., and recorded
in book on page or as
file/reel number

Record of Deeds of said county.
Witness my hand and seal of County
affixed.

By Recording Officer
Deputy

Steven H. Brant c/o Michael L. Brant
325 Main Street

Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Christine R. Baxendale
1174 West 9th Street

Upland, CA 91786
GRANTEE'S NAME AND ADDRESS

After recording return to:

Christine R. Baxendale
1174 West 9th Street
Upland, CA 91786

NAME, ADDRESS, ZIP

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

Christine R. Baxendale
1174 West 9th Street
Upland, CA 91786

NAME, ADDRESS, ZIP

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

EXHIBIT "A"
LEGAL DESCRIPTION

A piece or parcel of land situate in the NE1/4 NW1/4 of Section 5, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Southerly right-of-way line of Anderson Road from which point a railroad spike marking the Northwest corner of Section 5, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, bears North 30.0 feet and South 89 degrees 53' 10" West 2256.16 feet distant; thence North 89 degrees 53' 10" East 390.34 feet, more or less, along said Southerly right-of-way line to a point on the North-South center line of said Section 5; thence South 112.16 feet along said North-South center line to a point; thence South 76 degrees 42' 30" West 136.70 feet to a point; thence North 81 degrees 00' 30" West 125.00 feet to a point; thence North 60 degrees 23' 00" West 108.27 feet to a point; thence North 29 degrees 39' 20" West 80.28 feet, more or less, to the point of beginning.

SUBJECT TO: Trust Deed including the terms and provisions thereof, dated July 29, 1977 and recorded August 2, 1977 in Vol. M77, page 13861, Microfilm Records of Klamath County, Oregon wherein Klamath First Federal Savings and Loan Association is the Beneficiary. The above Grantee DOES NOT agree to assume nor pay this loan.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 26th day
of Dec. A.D., 19 90 at 2:24 o'clock P M., and duly recorded in Vol. M90,
of Deeds on Page 25435.
Evelyn Biehn County Clerk
By Pauline Muehlendare

FEE \$33.00