

29333

MTC #25424-NM

WARRANTY DEED

Vol. 91 Page 8996

KNOW ALL MEN BY THESE PRESENTS, That BILLY A. WOOD and SUSAN D. WOOD, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD F. BROWN, JR. and DEBORAH J. BROWN, husband and wife, 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 5 in Block 44 in HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Trust Deed (including terms and provisions) dated June 15, 1990 and recorded June 15, 1990 in Volume M90, page 11782, Microfilm Records of Klamath County, Oregon, wherein the Beneficiary is Marlin T. McKeever and Moneta T. McKeever, or the survivor of them. The above Grantee's do hereby agree to assume and to pay in full this obligation and to hold seller harmless therefrom.

"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 those of

record and those apparent upon the land, if any, as 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 \$ 65,000.00

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 10th day of May, 19 91; 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, Klamath) ss.
County of May 10, 19 91

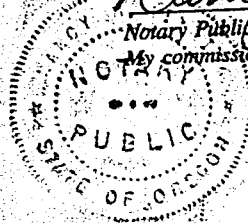
Billy A. Wood
BILLY A. WOOD

Susan D. Wood
SUSAN D. WOOD

Personally appeared the above named _____
BILLY A. WOOD
SUSAN D. WOOD

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

Before me, Nancy W. Minnie
Notary Public for Oregon
My commission expires: 6/8/92



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 _____ (SEAL)
My commission expires: _____

BILLY A. WOOD and SUSAN D. WOOD
411 PACIFIC TERRACE
KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS

RICHARD F. BROWN, JR. and DEBORAH J. BROWN
411 Pacific Terrace
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
RICHARD F. BROWN, JR. and DEBORAH J. BROWN
411 Pacific Terrace
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

RICHARD F. BROWN, JR. and DEBORAH J. BROWN
411 Pacific Terrace
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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 13th day of May, 19 91, at 12:02 o'clock P.M., and recorded in book M91 on page 8996 or as file/reel number 29333.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mueland Deputy

Fee \$28.00