

23675

HTC / 25891-KR

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
 CECIL R. BROWN and KATHLENE E. BROWN, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 WESTERN HOMES, INC., an Oregon corporation 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:

The North 62 feet of the S1/2 of TRACT 34, ANKENY GARDEN TRACTS, according to the
 official plat thereof on file in the office of the County Clerk of Klamath County,
 Oregon

SUBJECT TO: Trust Deed, including the terms and provisions thereof, dated January
 16, 1987, recorded January 21, 1987 in Volume M87, page 1050, Microfilm Records of
 Klamath County, Oregon wherein Klamath First Federal Savings & Loan Association is
 the Beneficiary. The above Grantee has agreed to assume this loan and to pay in
 full and hold above grantor 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 ALL
 THOSE OF RECORD AND THOSE APPARENT UPON THE LAND, IF ANY, 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 \$ 26,000.00
 and that

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 9th day of May, 1991;
 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.
 May 9, 1991

Cecil R. Brown
 Kathlene E. Brown

Personally appeared the above named
 Cecil R. Brown
 Kathlene E. Brown

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

Before me:

Notary Public for Oregon
 My Commission Expires 12/31/99
 DANA M. NIELSEN
 NOTARY PUBLIC OREGON

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)

Cecil Brown & Kathlene Brown
 6651 Redding Street
 Klamath Falls, OR 97603

Western Homes, Inc.
 5729 Altamont
 Klamath Falls, OR 97603

After recording return to:
 SAME AS GRANTEE

NAME, ADDRESS, ZIP
 Used a change is requested all tax statements shall be sent to the following address:
 SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
 County of Klamath

I certify that the within instrument was
 received for record on the 21st
 day of May, 1991,
 at 3:20 o'clock P.M., and recorded
 in book M91 on page 9611 or as
 file/reel number 29675
 Record of Deeds of said county.
 Witness my hand and seal of County
 affixed.

Evelyn Biehn, County Clerk

Recording Officer
 By Pauline M. Munk, Deputy

Fee \$28.00