

32012

MTC #25726-NM

WARRANTY DEED

Vol. m91 Page 13873

KNOW ALL MEN BY THESE PRESENTS, That

ANN L. DALCOUR

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

MORRIS BREWER

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 Easterly 40 feet of Lot 6 and the Easterly 40 feet of the Southerly 25 feet of Lot 5 in Block 90 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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 \$ 21,250.00

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 12th day of July, 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,

County of Klamath ss.
July 12, 19 91

Personally appeared the above named ANN L. DALCOUR

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

Before me:

Nancy M. Munich
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: _____

ANN L. DALCOUR
1407 CALIFORNIA
KLAMATH FALLS, OR 97601
GRANTOR'S NAME AND ADDRESS

MORRIS BREWER
1108 D. BUCKINGHAM RD.
COSTA MESA, CA 92626
GRANTEE'S NAME AND ADDRESS

MORRIS BREWER
1108 D. BUCKINGHAM RD.
COSTA MESA, CA 92626
NAME, ADDRESS, ZIP

MORRIS BREWER
1108 D. BUCKINGHAM RD.
COSTA MESA, CA 92626
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 16th day of July, 19 91, at 12:07 o'clock P. M., and recorded in book M91 on page 13873 or as file/reel number 32012.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muehlenberg Deputy

Fee \$28.00