

32287

WTC25829-LH

MOUNTAIN TITLE COMPANY

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That BETTY G. CALZACORTA

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALVA E. BROWN and BERNICE E. BROWN, husband and wife 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 West 200 feet of Lot 38 of FAIR ACRES SUBDIVISION NO. 1, 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 \$42,500.00

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 22 day of July, 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.
July 22, 1991

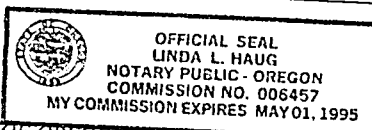
Betty G. Calzacorta
BETTY G. CALZACORTA

Personally appeared the above named BETTY G. CALZACORTA

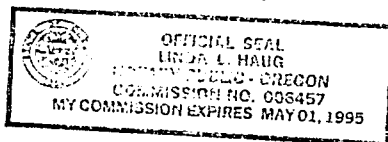
and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Linda L. Haug
Notary Public for Oregon
My commission expires:



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)

BETTY G. CALZACORTA

5425 Vista Drive
Klamath Falls, OR

GRANTOR'S NAME AND ADDRESS
ALVA E. BROWN and BERNICE E. BROWN
4852 GLENDALE AVE NE
SALEM, OR 97705

GRANTEE'S NAME AND ADDRESS
ALVA E. BROWN and BERNICE E. BROWN
4852 GLENDALE AVE NE
SALEM, OR 97705

NAME, ADDRESS, ZIP
ALVA E. BROWN and BERNICE E. BROWN
4852 GLENDALE AVE NE
SALEM, OR 97705

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

NAME, ADDRESS, ZIP
ALVA E. BROWN and BERNICE E. BROWN
4852 GLENDALE AVE NE
SALEM, OR 97705

STATE OF OREGON,

County of Klamath ss.
I certify that the within instrument was received for record on the 23rd day of July, 1991, at 1:59 o'clock P. M., and recorded in book M91 on page 14321 or as file/reel number 32287. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By: Caroline Mueller, Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY