

33205

AT&E
010370 62

Vol M91 Page 16087



WARRANTY DEED

AFTER RECORDING RETURN TO:

Mr. and Mrs. Pete Felix
16170 Grand Ave.
Lake Elsinore, CA 92530UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEWILLIAM P. BRANDSNESS, TRUSTEE FOR THE HEIRS OF THE ESTATE OF
DONNA LEE ROSE DECEASED, hereinafter called GRANTOR(S),
convey(s) to PETE FELIX and MARY LOU FELIX, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

Lot 59, CASITAS, in the County of Klamath, State of Oregon.

CODE 41 MAP 3909-10CD TL 4100

"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."and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, of way and easements
of record, if any, and apparent upon the land,and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.The true and actual consideration for this transfer is
\$25,000.00.In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 18th day of July 1991.

WILLIAM P. BRANDSNESS,
TRUSTEE FOR THE HEIRS OF THE ESTATE OF DONNA LEE ROSE, DECEASEDSTATE OF OREGON, County of Klamath ss.August 13th, 1991Personally appeared the above named WILLIAM P. BRANDSNESS,
TRUSTEE FOR THE HEIRS OF THE ESTATE OF DONNA LEE ROSE, DECEASED,
and acknowledged the foregoing instrument to be his voluntary
act and deed.Before me: Charlotte Stroz
Notary Public for Oregon
My Commission Expires: 9-20-93STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title Co.
on this 14th day of Aug. A.D. 19 91
at 1:54 o'clock P. M. and duly recorded
in Vol. M91 of Deeds Page 16087.
By Evelyn Biehn County Clerk
By Debra J. Biehn Deputy.

Fee, \$28.00

91 AUG 14 PM 1 54