MOUNTAIN TITLE COMPANY

WARRANTY DEED Vol. M91 Page 17925

34276 SHY

KNOW ALL MEN BY THESE PRESENTS, That CHU FONG CHANG and HUI SHU YANG, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONNIE JOE BRANDNER, 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 West 64 feet of the East 138 feet of Lot 1, Block 3, SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SAVING AND EXCEPTING the Northerly 5 feet conveyed to Klamath County by Deed Volume 290, page 608, Deed Records of Klamath County, Oregon.

'91 SEP 9 PM 2 53

MOUNTAIN TITLE COMPANY

"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 $ 26,000.00 [illegible]

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 21 day of August, 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.

CHU FONG CHANG

HUI ~~SHY~~ SHU YANG

STATE OF OREGON, County of Klamath) ss.
August 21, 19 91.

Personally appeared the above named CHU FONG CHANG, HUI ~~SHY~~ SHU YANG and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Linda L. Haug
Notary Public for Oregon
My commission expires: 5-1-95

OFFICIAL SEAL
LINDA L. HAUG
NOTARY PUBLIC - OREGON
COMMISSION NO. 004457
MY COMMISSION EXPIRES MAY 01, 1995

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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:

CHU FONG CHANG and HUI SHU YANG
3707 Diamond
K.F. OR 97601
GRANTOR'S NAME AND ADDRESS

RONNIE JOE BRANDNER
3530 Bristol
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
RONNIE JOE BRANDNER
3530 Bristol
Klamath Falls OR 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
RONNIE JOE BRANDNER
3530 Bristol
Klamath Falls, OR 97603
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 9th day of Sept., 19 91, at 2:53 o'clock P.M., and recorded in book M91 on page 17925 or as file/reel number 34276, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Deputy

Fee $28.00

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