

OK 36247

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

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FRED A. SMELCER

Grantor,

conveys and warrants to SHARON K. BROWN

Grantee, the following described real property free of encumbrances
except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

"Lots 1 through 7, inclusive Block 45, BOWNE ADDITION TO BONANZA,
according to the official plat thereof on file in the office of
the County Clerk of Klamath County, Oregon."

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from encumbrances except

contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from
coverage, together with any schedules contained in standard title policies, reservations,
easements, restrictions and rights of way of record and those apparent on the land; taxes
for the fiscal year 1991-92, and city liens, if any, due to the town of Bonanza.

The true consideration for this conveyance is \$ 10,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 15th day of October, 1991

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED 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.

+ Freda A. Smelcer,
FRED A. SMELCER

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on October 15, 1991

by Freda A. Smelcer

Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/91

WARRANTY DEED

Freda A. Smelcer

Sharon K. Brown

GRANTOR

P.O. Box 105

GRANTEE

Bonanza, OR 97623

GRANTEE'S ADDRESS, ZIP

After recording return to:

Mountain Title Company

222 S. Sixth St.

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Same as Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
18th day of Oct., 1991,
at 9:59 o'clock A.M., and recorded
in book/reel/volume No. M91 on
page 21805 or as fee/file/instru-
ment/microfilm/reception No. 36247.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Deborah T. Muelendor, Deputy

Fee \$28.00

59 6 AM 9 OCT 1991