

#01037843
WARRANTY DEED

AFTER RECORDING RETURN TO:
LEROY BRAMAN
BARBARA BRAMAN
3941 Kelley
Klamath Falls, OR. 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

CLIFFORD E. DUKES and ANNIE M. DUKES, husband and wife,
hereinafter called GRANTOR(S), convey(s) to LEROY BRAMAN and
BARBARA BRAMAN, husband and wife, hereinafter called GRANTEE(S),
all that real property situated in the County of Klamath, State
of Oregon, described as:

Lot 7 in Block 1 of KELENE GARDENS, in the County of Klamath,
State of Oregon.

Code 41, Map 3909-15AA, Tax Lot 700.

"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." *ED AB*

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, 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
\$53,000.00.

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 9th day of December, 1991.

Clifford E. Duke
CLIFFORD E. DUKES

Annie M. Dukes
ANNIE M. DUKES

STATE OF OREGON, County of Klamath)ss.

On this 10th day of December, 1991, personally appeared the
above named CLIFFORD E. DUKES and ANNIE M. DUKES and
acknowledged the foregoing instrument to be their voluntary act
and deed.

Before me, *W. Berland Addison*
Notary Public for Oregon
My Commission Expires: March 22, 1993.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 10th day
of Dec. A.D., 19 91 at 3:06 o'clock P.M., and duly recorded in Vol. M91
of Deeds on Page 25774.

Evelyn Biehn, County Clerk
By *Sandra Muller*

FEE \$28.00

1991 DEC 10 PM 3 06