

42640

WARRANTY DEED

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FOR VALUE RECEIVED

MERI P. BROOKER & JOHN W. BROOKER

herein referred to as grantors, hereby grant, bargain, sell and convey unto

RAMANLAL D. and BHARTI R. BHAKTA

herein referred to as grantees, the following described real property, with tenements, hereditaments and appurtenances, to wit:

N 1/2 of SE 1/4 of NE 1/4, Section 13, Township 37 South,
Range 14 East of the Willamette Meridian, Klamath County,
Oregon

and covenant that grantor is the owner of the above described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; special assessment for farm use and any additional tax due thereon caused by disqualification; one-half interest in the mineral rights as reserved in Deed Volume 46 at page 180, Deed Volume 46 at page 391. Deed Volume 47 and page 546 and Deed Volume 85 at page 248, all in records of Klamath County, Oregon; rights of public in and to any portion of said premises lying within the limits of roads and highways: SUBJECT TO: a 30 foot easement for roadway purposes along the exterior boundaries of the above-described property for the use and benefit of adjoining property owners; 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 \$ 6,500.00

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, RAMANLAL D. & B.R. BHAKTA, and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, that they are the owners in fee simple of said premises; that they are free from all encumbrances,

and that they will warrant and defend the same from all claims whatsoever, except as above stated.

lawful



REVENUE STAMPS

Dated 3-20 1992
Meri P. Brooker (Seal)
John W. Brooker (Seal)
 _____ (Seal)
 _____ (Seal)

(Seal)

(Seal)

(Seal)

~~STATE OF OREGON, County of Lane, ss.~~
 State of California
 County of Alameda

Personally appeared the above named
Meri P. Brooker
John W. Brooker

and acknowledged the foregoing instrument to be the voluntary act and deed. Before me:

Dated 3-20-92 A.D. 1992 Rebecca Ann Burnett
 My Commission Expires 5-1-92 Notary Public for California

WARRANTY DEED

Courtesy of
Pioneer
 TITLE CO.
 822 Pearl Street • EUGENE OREGON

JOHN W. BROOKER & MERI P. BROOKER

TO

RAMANLAL D. BHAKTA and
 BHARTI R. BHAKTA

STATE OF OREGON,

ss.

County of Klamath
 I certify that the within instrument was received for record on the
25th day of March
 19 92, at 12:14 o'clock P M.,
 and recorded in book M92
 on page 6237
 of said County.

Witness my hand and seal of
 County affixed.

Evelyn Biehn, County Clerk
 County Clerk—Recorder.

By Rebecca Ann Burnett
 Deputy.

Fee \$30.00

Return To: & mail tax bills to

RAMANLAL D. &
 BHARTI R. BHAKTA
 3301 West Rosevelt Road
 Little Rock, Arkansas 72204

PIONEER TITLE CO.