

50284

WARRANTY DEED

Vol. m92 Page 20353

MIC 28254 MK

KNOW ALL MEN BY THESE PRESENTS, That

HERSHELL WINKLE and BEATRICE W. WINKLE, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SHARI E. BRIUN, 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:

Lot 30 of CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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 \$ 49,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 3rd day of September, 19 92; 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.

STATE OF OREGON,
County of Klamath) ss.
September 3, 19 92.

Hershell Winkle
HERSHELL WINKLE
Beatrice W. Winkle
BEATRICE W. WINKLE

Personally appeared the above named
HERSHELL WINKLE
BEATRICE W. WINKLE

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/95

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
My commission expires: _____ (SEAL)



HERSHELL WINKLE and BEATRICE W. WINKLE
4837 Faith Home Rd. Sp. 107
Ceres, CA 95307

GRANTOR'S NAME AND ADDRESS
SHARI E. BRIUN
2205 OGDEN ST.
KLAMATH FALLS, OR

GRANTEE'S NAME AND ADDRESS
SHARI E. BRIUN
2205 OGDEN ST.
KLAMATH FALLS, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
SHARI E. BRIUN
2205 OGDEN ST.
KLAMATH FALLS, OR

SPACE RESERVED
FOR
RECORDERS USE

STATE OF OREGON, ss.
County of Klamath

I certify that the within instrument was received for record on the 4th day of Sept., 19 92, at 2:00 o'clock PM. and recorded in book M92 on page 20353 or as file/reel number 50284. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mendenhall Deputy

Fee \$30.00