

56156

WARRANTY DEED

MTC 28592-MK

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KNOW ALL MEN BY THESE PRESENTS, That
MILDRED B. KISSELL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TRACI R. BRACE, 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:

All that portion of the NE 1/4 of the NW 1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as Parcel 1 of Land Partition 57-92 as filed in the Klamath County Surveyors Office, 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 \$ 58,500.00

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 20 day of November, 1992; 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.

Mildred B. Kissell
MILDRED B. KISSELL

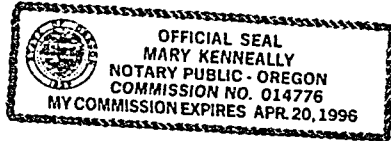
STATE OF OREGON,
County of Klamath ss.
November 20 1992

Personally appeared the above named
MILDRED B. KISSELL

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

Before me:

Mary Kenneally
Notary Public for Oregon
My commission expires: 4/20/96



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: _____

MILDRED B. KISSELL
P.O. BOX 1588
KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS
TRACI R. BRACE
4605 BALSAM
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS
TRACI R. BRACE
4605 BALSAM
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP
TRACI R. BRACE
4605 BALSAM
KLAMATH FALLS, OR 97601

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

TRACI R. BRACE
4605 BALSAM
KLAMATH FALLS, OR 97601

STATE OF OREGON, ss.

County of Klamath
I certify that the within instrument was received for record on the 8th day of Jan., 1993, at 9:35 o'clock A.M. and recorded in book M93 on page 610 or as file/reel number 56156.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Doraine M. Anderson Deputy

Fee \$30.00