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61694

WARRANTY DEED

Vol. m93 Page 11291KNOW ALL MEN BY THESE PRESENTS, That Jean M. Brandt-Fraserhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Roy A. Reed andhereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:R-3606-010DB-01300-000 TWP 36 RNGE 6, BLOCK SEC 10 TRACT POR SE4, o.23 ACRES
a 100 X 100 Lot located on Runnels Lane.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

grantor will warrant and forever defend the 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 \$2,500.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this _____ day of _____, 19____; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Jean M Brandt-FraserSTATE OF OREGON, County of Klamath

This instrument was acknowledged before me on _____ ss.

by _____ May 17, 1993

This instrument was acknowledged before me on _____

by _____, 19____

as _____

or _____

MARY STEYSKAL
NOTARY PUBLIC-OREGONMy Commission Expires 12-17-94Mary SteyskalMy commission expires 12-17-94 Notary Public for OregonJean M. Brandt-Fraser
24615 Runnels Lane
Klamath Falls, Oregon 97601

Grantor's Name and Address

Roy A & Ida R. Reed

24610 Runnels Lane

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Roy A. Reed

24610 Runnels Lane

Klamath Falls, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

Same as aboveSPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON,
County of Klamath } ss.I certify that the within instrument was received for record on the 18th day of May, 1993, at 3:43 o'clock P.M., and recorded in book/reel/volume No. M93 on page 11291 and/or as fee/file/instrument/microfilm/reception No. 61694, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline Mullendore, Deputy.

Fee \$30.00

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