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FORM No. 633—WARRANTY DEED (Individual or Corporate)

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61694

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WARRANTY DEED

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KNOW 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 KlamathCounty, State of Oregon, described as follows,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.

A parcel of land being a portion of the NW1/4 of the SE1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is South along the North-South center line of Section 10 Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, a distance of 600 feet from the center of said Section 10; thence continuing South along said North-South center line a distance of 100 feet; thence East at right angles to said center line a distance of 100 feet; thence North parallel to said center line a distance of 100 feet to a point; thence West at right angles to said center line a distance of 100 feet to the point of beginning. (Re-recorded to give a more particular legal description)

(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

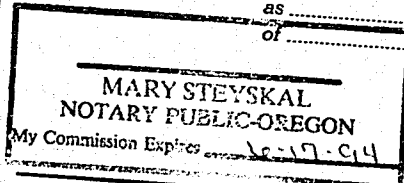
and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 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, 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 ss.This instrument was acknowledged before me on May 17, 1993,
by _____This instrument was acknowledged before me on _____, 19____,
by _____ss.
of _____Mary Steyskal
My 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 & Ina R. Reed

24610 Runnels Lane

Klamath Falls, OR 97601

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

STATE 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

Debra M. Mulender, Deputy

Fee \$30.00

on this 20th day of July A.D. 19 93
at 3:28 o'clock P.M. and duly recorded
in Vol. M93 of Deeds Page 17614

Evelyn Biehn County Clerk

By Debra M. Mulender

Deputy.

3 Fee, \$5.00