WARRANTY DEED

MTC 30592-HF

KNOW ALL MEN BY THESE PRESENTS, That MICHAEL BRETT TOSH and CLAUDIA TOSH, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEROY BRAMAN and BARBARA J. BRAMAN, as tenants by the entirety *, 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:*

Lots 30, 31 and the West one-half of Lot 32 in Block 6, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

09-10-93A10:21 RCVD

MOUNTAIN TITLE COMPANY

"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 $ 42,000.00 *(Here comply with requirements of ORS 93.030)*

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 8th *day of* September, *19* 93 *; 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.*

× Michael Brett Tosh
MICHAEL BRETT TOSH

× Claudia Tosh
CLAUDIA TOSH

STATE OF OREGON,
County of Klamath *) ss.*
September 8, 19 93.

Personally appeared the above named MICHAEL BRETT TOSH and CLAUDIA TOSH

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

OFFICIAL SEAL
KRISTI L. REDD
NOTARY PUBLIC - OREGON
COMMISSION NO. 010431
MY COMMISSION EXPIRES NOV. 16, 1995

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)*

~~MICHAEL BRETT TOSH and CLAUDIA TOSH~~
4941 Meadow Dr
Klamath Falls OR 97603
GRANTOR'S NAME AND ADDRESS

LEROY BRAMAN and BARBARA J. BRAMAN
3941 Kelley DR
Klamath Falls OR 97603
GRANTEE'S NAME AND ADDRESS

After recording, return to (Name, Address, Zip):
LEROY BRAMAN and BARBARA J. BRAMAN
3941 Kelley DR
Klamath Falls OR 97603

Until a change is requested all tax statements shall be sent to the following address.
LEROY BRAMAN and BARBARA J. BRAMAN
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath *ss.*

I certify that the within instrument was received for record on the 10th *day of* Sept., *19* 93, *at* 10:21 *o'clock* A *M., and recorded in book* M93 *on page* 23230 *or as file/reel number* 67879, *Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendore *Deputy*

Fee $30.00

MOUNTAIN TITLE COMPANY

UNOFFICIAL COPY