

WARRANTY DEED

MTC 31448-HF

KNOW ALL MEN BY THESE PRESENTS, That

KENNETH E. CUNARD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL J. BRUEN and THERESA N. BRUEN, husband and wife, 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:

The Southwesterly one-half of Lot 1, Block 4, ORIGINAL TOWN OF KLAMATH FALLS, formerly known as Linkville, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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," and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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 \$ 22,000.00

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 4th day of Nov, 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.

STATE OF OREGON

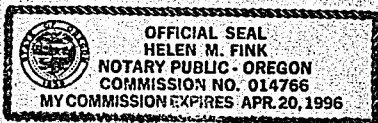
County of Klamath

Personally appeared the above named
KENNETH E. CUNARD

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

Before me:

Notary Public for Oregon
My commission expires:



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)

KENNETH E. CUNARD

19683 WEBBER ROAD

KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

MICHAEL J. BRUEN and THERESA N. BRUEN339 High St.
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

MICHAEL J. BRUEN and THERESA N. BRUEN339 High St.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all my statements shall be sent to the following address:

MICHAEL J. BRUEN and THERESA N. BRUEN339 High St.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Fee \$30.00

STATE OF OREGON,

ss.

County of KlamathI certify that the within instrument was received for record on the 9thday of Nov., 19 93.at 10:25 o'clock A M., and recordedin book M93 on page 29573 or asfile/reel number 71004.

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Muelndorfe Deputy