

MOUNTAIN TITLE COMPANY

71204

WARRANTY DEED

31532-HF

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KNOW ALL MEN BY THESE PRESENTS, That F. RAY BRAMWELL and IDA MARIE BRAMWELL, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVEN ALAN LEWIS and JUDITH ANN LEWIS, husband and wife 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:

Lot 5 of Block 2, TRACT 1043, Resubdivision of a portion of Tract 11 and all of Tract 28, Homedale according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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"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."

LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. AND TO DETERMINE ANY 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 \$ 96,000.00

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 10 day of Nov, 1993; 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.

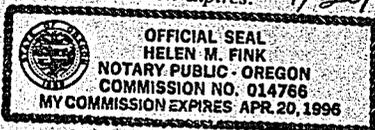
STATE OF OREGON, County of Klamath, 11/10, 1993.

F. Ray Bramwell, Ida Marie Bramwell, IDA MARIE BRAMWELL

Personally appeared the above named F. RAY BRAMWELL, IDA MARIE BRAMWELL

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

Before me: Helen M. Fink, Notary Public for Oregon, My commission expires: 4/20/96



STATE OF OREGON, County of Klamath ss. The foregoing instrument was acknowledged before me this 10 day of Nov, 1993, by F. Ray Bramwell, president, and by Ida Marie Bramwell, secretary of

a corporation, on behalf of the corporation. Notary Public for Oregon My commission expires: (SEAL)

F. RAY BRAMWELL and IDA MARIE BRAMWELL

408 Greenbriar Dr, Klamath Falls, OR 97604

GRANTOR'S NAME AND ADDRESS STEVEN ALAN LEWIS and JUDITH ANN LEWIS 3613 MONTAVILLA KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS STEVEN ALAN LEWIS and JUDITH ANN LEWIS 3613 MONTAVILLA KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP STEVEN ALAN LEWIS and JUDITH ANN LEWIS 3613 MONTAVILLA KLAMATH FALLS, OR 97603

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

STEVEN ALAN LEWIS and JUDITH ANN LEWIS 3613 MONTAVILLA KLAMATH FALLS, OR 97603

SPACE RESERVED FOR RECORDERS USE

STATE OF OREGON, County of Klamath ss. I certify that the within instrument was received for record on the 12th day of Nov, 1993, at 2:10 o'clock P.M., and recorded in book M93 on page 29948 or as file/reel number 71204. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk, Recording Officer, B. Pauline Muller, Deputy

Fee \$30.00

11-12-93P02:10 RCVD MOUNTAIN TITLE COMPANY

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