

71974

LN #0100443518

MOUNTAIN TITLE COMPANY

Vol 193 Page 31508

MTC 31542-EP

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Thomas Marshall Ahrens and Karen Lyon Ahrenshereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jessie P. Brown and Kathleen Brown, husband and wifethe 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 13 in Block 4 of FIRST ADDITION TO WINENA GARDENS,
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 of 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 \$ 74,000.00

~~THIS INSTRUMENT IS VOID AND OF NO EFFECT UNLESS IT IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, WITHIN THE TIME SPECIFIED IN THE FOLLOWING SCHEDULE:~~

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 23rd day of November, 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 ss.
November 23, 19 93

Personally appeared the above named
Thomas Marshall Ahrens and
Karen Lyon Ahrens

Thomas Marshall Ahrens
Thomas Marshall Ahrens

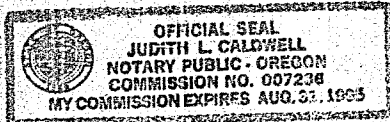
Karen Lyon Ahrens
Karen Lyon Ahrens

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

Before me:

Judith L. Caldwell
Notary Public for Oregon

My commission expires: 8-31-95



STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____

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

Thomas Marshall Ahrens
Karen Lyon Ahrens
C/O KFFSL

GRANTOR'S NAME AND ADDRESS

Jessie P. Brown
Kathleen Brown
C/O KFFSL

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS OR 97603

NAME, ADDRESS, ZIP

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 29th day of November, 19 93, at 2:59 o'clock P. M. and recorded in book 193 on page 31508 or as filed reel number 71974

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Rich County Clerk
Recording Officer

Debra M. Nichols
Deputy

Fees: \$30.00

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11-29-93P02:59 RCVD