

KNOW ALL MEN BY THESE PRESENTS, That

MICHAEL J. BRUEN AND THERESA N. BRUEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
JOHN I. BLACKWOOD

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.

SUBJECT TO: Trust Deed recorded 11/9/93 in Vol. M93, page 29574, in the Microfilm Records of Klamath County, Oregon wherein the beneficiary is Kenneth E. Cunard. The Grantee herein agrees to assume and to pay this obligation.

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

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 \$ 22,500.00

and the 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. (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 10 day of December, 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 KlamathDecember 10, 19 93

Personally appeared the above named

Michael J. BruenTheresa N. Bruen

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

Before me:

Notary Public for Oregon

My commission expires: 4/10/96STATE OF OREGON, County of Klamath

The foregoing instrument was acknowledged before me this

10 day of

by

president, and by

secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires:

(SEAL)



STATE OF OREGON,

County of KlamathI certify that the within instrument was received for record on the 10thday of Dec., 19 93at 3:35 o'clock P. M., and recordedin book M93 on page 33008 or asfiled number 72670

Record of Deeds of said county.

Witness my hand and seal of County

affid.

Evelyn Riehn, County Clerk

Recording Officer

Dorlene M. Munk, Deputy

Fee \$30.00