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01-13-94 10:41 RCVD

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WARRANTY DEED

#03041021

AFTER RECORDING RETURN TO:

MICHAEL J. BRUEN
THERESA N. BRUEN
1443 WORDEN AVENUE
KLAMATH FALLS, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

TODD J. EMBREE and REMI L. EMBREE, husband and wife hereinafter called GRANTOR(S), convey(s) to MICHAEL J. BRUEN and THERESA N. BRUEN, husband and wife hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The W 1/2 of Lot 1, Block 6, FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1 Map 3809-29DB TL 4300

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$46,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 11th day of January 1984.

Todd J. Embree
JAMES E. EMBREE
TODD J. EMBREE by JAMES E. EMBREE
his Attorney in Fact

Remi L. Embree
JAMES E. EMBREE
REMI L. EMBREE by JAMES E. EMBREE
her Attorney in Fact

STATE OF NEVADA, County of Clark ss.

On this 10th day of January, 1994

Personally appeared the above named JAMES E. EMBREE as Attorney in Fact for TODD J. EMBREE and REMI L. EMBREE and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Nevada

My Commission Expires:



Notary Public State of Nevada
COUNTY OF CLARK
MOLLY ANN ELY
My Appointment Expires
JAN. 15, 1995

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of Aspen Title co the 13th day of Jan A.D., 19 94 at 10:41 o'clock A M., and duly recorded in Vol. M94 of Deeds on Page 1335

FEE \$30.00

Evelyn Biehn County Clerk

By Debra M. Mendenhall