

91240

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LOIS A. REAM, a single woman

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KATHALEEN BRAMUCCI

, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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 7 Block 38 Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 2 as recorded in Klamath County, Oregon.

SUBJECT TO: This property lies within and is subject to the levies and assessments of the Fire Patrol District; Conditions, Restrictions, Easements and Assessments, as shown on the recorded plat of Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 2; Easement as shown on the plat: For: 16 foot utility easement centered on side and back lines; this property lies within and is subject to the levies and assessments of the Klamath Forest Estates Road District; Subject to an undivided 1/2 interest in oil, gas and mineral rights as reserved in deed from Ada Parsons Sparretorn to Henry P. Cox, et al., recorded June 11, 1936 in Book 106 at Page 460, Deed Records of Klamath County, Oregon. (Affects various lots)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

except as stated above

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 \$ 2,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. 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 28 day of October, 1994

if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

X Lois A. Ream
Lois A. Ream

STATE OF IOWA, County of Wapello ss.

This instrument was acknowledged before me on 28 October, 1994 by Lois A. Ream

This instrument was acknowledged before me on 10-28, 1994, by as of

Evelyn Mahaffy
My commission expires 5-15-95
Notary Public for Oregon
COMM. EXPIRES 5-15-95

Lois A. Ream
622 Owerman
Ottumwa, Iowa 52501
GRANTOR'S NAME AND ADDRESS

Kathaleen Bramucci
GRANTEE'S NAME AND ADDRESS

After recording return to:
Gordon Bramucci
7371 Wood Duck Drive
Bonanza, Or 97623
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Kathaleen Bramucci
15826 Hayland
Valinda, CA 91744
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 17th day of Nov., 1994, at 11:38 o'clock A.M., and recorded in book/reel/volume No. M94 on page 35390 or as fee/file/instrument/microfilm/reception No. 91240. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Riehn, County Clerk
By Evelyn Mahaffy Deputy

FEE: \$30.00