

NA

96216

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Audrie I. Brannon new known
as Audrie I. Brannon

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Audrie Irene Brannon and Preston Earl Brannon, wife and husband, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the improvements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

A.B.
Lot 8, Block 12, tract NO 1064
First ADDITION to Gatewood, according to the official
plat thereof, on file in the office of the
County Clerk of Klamath County

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 A.B.

and that grantor will warrant and forever defend the 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 \$10.00 & affection.
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

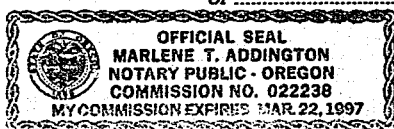
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 14th day of March, 1995; if a corporate grantor, it has caused its name to be signed and its seal, if any, 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Audrie I. Brannon

STATE OF OREGON, County of Klamath) ss. March 14, 1995
This instrument was acknowledged before me on
by Audrie I. Brannon
This instrument was acknowledged before me on _____, 19____,
by _____
as _____
of _____



Marlene T. Addington
Notary Public for Oregon
My commission expires 3-22-97

Grantor's Name and Address
Grantee's Name and Address
After recording return to (Name, Address, Zip):
<u>Audrie I. Brannon</u>
<u>5047 Oakway St</u>
<u>Klamath Falls Ore 97603</u>
Until requested otherwise send all tax statements to (Name, Address, Zip):
<u>Same</u>

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 15th day of March, 1995, at 2:52 o'clock P.M., and recorded in book/reel/volume No. M95 on page 5848 and/or as fee/file/instrument/microfilm/reception No. 96216, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE
By Dynette H. Hite, Deputy.

FEE: \$30.00

30-CA