

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM R. BREHM and NEVA M. BREHM, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LESLIE C. DRAPER and EVELYN DRAPER, husband and wife, 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 East 1/2 of Lot 7 and all of Lot 8 in Block 6 of STEWART ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the North 5 feet of said Lot 8.

## 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 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 \$ 36,500.00

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 21 day of March, 19 95; 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.  
March 21, 19 95.

Personally appeared the above named  
WILLIAM R. BREHM  
NEVA M. BREHM

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

Before me:

B. Jean Phillips  
Notary Public for Oregon  
My commission expires: 3/2/96

STATE OF OREGON, County of \_\_\_\_\_, ss.

The foregoing instrument was acknowledged before me this  
\_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_  
\_\_\_\_\_, president, and by \_\_\_\_\_  
\_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_ (SEAL)  
My commission expires: \_\_\_\_\_

~~WILLIAM R. BREHM and NEVA M. BREHM~~  
~~4416 DOUGLAS P.O. Box 930~~  
~~Klamath Falls, OR 97601 Keno, OR. 97627~~

GRANTOR'S NAME AND ADDRESS  
LESLIE C. DRAPER and EVELYN DRAPER

P.O. Box 930  
Keno, OR. 97627  
GRANTEE'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS  
LESLIE C. DRAPER and EVELYN DRAPER

P.O. Box 930  
Keno, OR. 97627  
NAME, ADDRESS, ZIP

Use a change in requested all my statements shall be sent to the following address.

LESLIE C. DRAPER and EVELYN DRAPER  
P.O. Box 930  
Keno, OR. 97627  
NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDERS USE

STATE OF OREGON.

County of Klamath, ss.  
I certify that the within instrument was  
received for record on the 21st  
day of March, 19 95,  
at 3:46 o'clock P. M. and recorded  
in book M95 on page 6425 or as  
file/reel number 96511.  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Bernetha G. Letsch, Co Clerk

FEE: \$30.00

By [Signature] [Signature] Recording Officer  
Deputy