WARRANTY DEED

MTC35957 DS TRUSTEES OF THE WILLIE AND CAROL FISCHER REVOCABLE LIVING TRUST UNDER TRUST AGREEMENT DATED APRIL 18, 1995 AS TO AN UNDIVIDED 4/5THS INTEREST AND RUSSELL J. DAVIS AS TO AN UNDIVIDED 1/5TH INTEREST AS TENANTS IN COMMON., Grantor(s) hereby grant, bargain, sell and convey to

PAUL D. BRADEN and LINDA S. BRADEN, husband and wife,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lots 11 and 12, Block 9 of DIXON 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.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

and the 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.

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

The true and actual consideration for this conveyance is \$ 19,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , USA N. ALWINGA Aux. Klamath Falls OR 97(00) 25 day of August

WILLIE AND CAROL FISCHER REVOCABLE TRUST

rustie TRUSTEE

AROL FISCHER RUSSELL J. DAVIS

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon COUNTY OF _ Jackson

ss. August 25

19 95

Personally appeared the above named Willie Fischer & Carol Fischer, Trustees and acknowledged the foregoing instrument to be $_$ their voluntary act.

OFFICIAL SE BECKY A PEI BECKY A PERRY NOTARY PUBLIC-OREGO COMMISSION NO 03034: COMMISSION EXPIRES DEC 16, 1997

(seal)

Before me: Dere

Notary Public for

My commission expires 12-16-47

Return to:

PAUL D. BRADEN

939 N. Damedakie Klamain Falls, OR 97601

County of KLAMATH SS. DAWN SCHOOLER the undersigned Notary Public, personally appeared RUSSELL J. DAVIS personally known to me The personal known to me The persona	. ACKNOWLEDGMENT	eseseseseseses	222222222	222222222222	I SESSESSESSESSESSESSESSESSESSESSESSESSES
the undersigned Notary Public, personally appeared RUSSELL J. DAVIS DAWN SCHOOLER	OREGON	3	e	August	19 <u>95</u> , before me,
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