

WARRANTY DEED

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 PRACTICES AS DEFINED IN ORS 30.930.

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: 939 N. Nameda Ave. Klamath Falls OR 97601

Dated this 25 day of August, 1995.

WILLIE AND CAROL FISCHER REVOCABLE TRUST

BY: Willie Fischer, Trustee TRUSTEE
WILLIE FISCHER

BY: Carol Fischer, Trustee TRUSTEE
CAROL FISCHER

Russell J. Davis
RUSSELL J. DAVIS

NOTARY ACKNOWLEDGEMENT

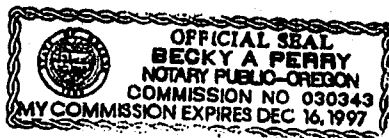
STATE OF Oregon

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.



(seal)

Before me:

Becky A. Perry
Notary Public for Oregon

My commission expires 12-16-97

Return to:

PAUL D. BRADEN

939 N. Nameda Ave
Klamath Falls, OR 97601

INDIVIDUAL ACKNOWLEDGMENT

No. 5108

State of OREGON }
 County of KLAMATH } ss.

On this the 29 day of August, 1995, before me,

DAWN SCHOOLER

the undersigned Notary Public, personally appeared

RUSSELL J. DAVIS



☐ personally known to me

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) IS subscribed to the
 within instrument, and acknowledged that HE executed it.

WITNESS my hand and official seal.

Dawn Schooler
 Notary's Signature

ATTENTION NOTARY: Although the information requested below is **OPTIONAL**, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE
 MUST BE ATTACHED
 TO THE DOCUMENT
 DESCRIBED AT RIGHT:

Title or Type of Document WARRANTY DEED

Number of Pages ONE Date of Document Aug. 25, 1995

Signer(s) Other Than Named Above TRUSTEES OF THE FISCHER REVOCABLE TRUST

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 7th day
 of Sept A.D., 19 95 at 3:24 o'clock P M., and duly recorded in Vol. M95
 of Deeds on Page 24196

FEE \$35.00

By Bernetha G. Letch County Clerk