

7853

MTC 13067640

WARRANTY DEED

Vol. M95 Page 28545

JOHN THOMAS BRADLEY AND CHRISTINE C. BRADLEY, AS TENANTS BY THE ENTIRETY, Grantor(s) hereby grant, bargain, sell and convey TRUSTEE OF THE BRADLEY FAMILY TRUST, 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 12, 13, 14, 15 and 16 in Block 19 of SECOND RAILROAD ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath Coaunty, Oregon, LESS AND EXCEPT the Northerly 48.78 feet of Lot 12, Block 19, SECOND RAILROAD ADDITION to the City of Klamath Falls.

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 \$ ESTATE PLANNING

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2023 BENSON, KLAMATH FALLS, OR 97601

Dated this 19th day of October, 1995.

John Thomas Bradley
JOHN THOMAS BRADLEY

Christine C. Bradley
CHRISTINE C. BRADLEY

NOTARY ACKNOWLEDGEMENT

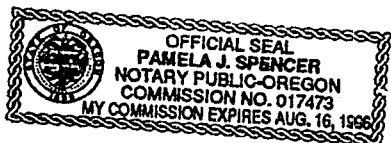
STATE OF Oregon
COUNTY OF Klamath

ss.

10/19 1995

Personally appeared the above named John Thomas Bradley
+ Christine C Bradley

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Pamela J. Spencer

Notary Public for Oregon

My commission expires 8/16/96

STATE OF OREGON, ss.
County of Klamath

Return to:

JOHN THOMAS BRADLEY
2023 BENSON
KLAMATH FALLS, OR 97601

Filed for record at request of:

Mountain Title Company

on this 19th day of October A.D., 19 95
at 11:21 o'clock A M. and duly recorded
in Vol. M95 of Deeds Page 28545

Bernetha G. Letsch County Clerk

By Donette Mueller

Fee, \$30.00

Deputy.