

MTC 37042DS

## WARRANTY DEED

LEROY BRAMAN and BARBARA BRAMAN and JOAN C. SEVERANCE, with the rights of survivorship,  
Grantor(s) hereby grant, bargain, sell and convey to  
JAMES M. ORR,  
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:

Lot 3 in Block 4 of FIRST ADDITION TO KELENE GARDENS, 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 \$ 79,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4839 DARWIN PLACE, KLAMATH FALLS, OR 97603

Dated this 2nd day of February 1996

Leroy Braman  
LEROY BRAMAN

Barbara Braman  
BARBARA BRAMAN

Joan C. Severance by Barbara Braman  
JOAN C. SEVERANCE  
her attorney in fact

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. February 2 19 96  
COUNTY OF Klamath

Personally appeared the above named LEROY BRAMAN and BARBARA BRAMAN for  
herself and as attorney-in-fact for JOAN C. SEVERANCE

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:  
Kristi L. Redd  
Notary Public for Oregon

My commission expires 11/16/99

STATE OF OREGON,  
County of Klamath SS.

Filed for record at request of:

Return to:  
JAMES M. ORR  
4839 DARWIN PLACE  
KLAMATH FALLS, OR 97603

Mountain Title Co  
on this 2nd day of Feb A.D. 19 96  
at 3:51 o'clock P.M. and duly recorded  
in Vol. M96 of Deeds Page 3301  
Bernetha G. Lersch County Clerk  
FEE: \$30.00 By Lynda G. Gentry