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96 FEB 14 AM 11:47

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## WARRANTY DEED

MTC 37153MS

DAVID A. BRANHAM and ELAINE L. BRANHAM, as tenants by the entirety,  
 Grantor(s) hereby grant, bargain, sell and convey to  
 ANTHONY MORGADO and MARY SUSAN MORGADO, 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:

LOT 4 IN BLOCK 2 OF TRACT 1131, THE WADES, 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 \$ 52,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: , P.O. Box 449 Bonanza OR 97623

Dated this 12th day of February, 1996

David A. Branham  
 DAVID A. BRANHAM

Elaine L. Branham  
 ELAINE L. BRANHAM

## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. February 12 1996

COUNTY OF Benton

Personally appeared the above named David A. Branham

and Elaine L. Branham

and acknowledged the foregoing instrument to be Their voluntary act.

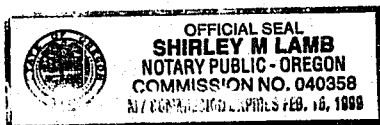
Before me:

Shirley M. Lamb

Notary Public for Oregon

My commission expires 2/15/99

(seal)



Return to:  
 ANTHONY MORGADO

P.O. Box 449  
 Bonanza OR 97623

STATE OF OREGON, ss.  
 County of Klamath

Filed for record at request of:

Mountain Title  
 on this 14th day of Feb A.D. 19 96  
 at 11:47 o'clock A M. and duly recorded  
 in Vol. M96 of Deeds Page 4214

Bernetha G. Letsch County Clerk

By Douglas Mullensore

Deputy.

Fee, \$30.00