

WARRANTY DEED

MTC39203MS

JAMES C. RENEAU and TINA K. RENEAU, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: BRADFORD E. BREEST and VALERIE K. BREEST, 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 5, BLOCK 1, CEDAR SPRINGS, 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 \$ 27,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: P.O. Box 7391, Klamath Falls, OR 97602

Dated this 31 day of October, 1996

James C. Renau
JAMES C. RENEAU

Tina K. Renau
TINA K. RENEAU

NOTARY ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____ SS. _____ 19 _____

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act.

Before me:

Notary Public for _____

My commission expires _____

(seal)

ESCROW NO. MT39203-MS

Return to:

BRADFORD E. BREEST
P.O. Box 7391
Klamath Falls, OR 97602

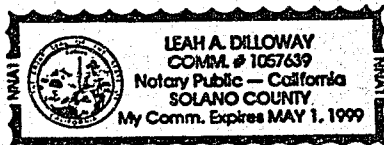
*all purpose
acknowledgment
attached*

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

34854

State of California
 County of Solano
 On October 31, 1996 before me, Leah A. Dilloway, Notary
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared James C. Reneau & Tina K. Reneau
Name(s) of Signer(s)

☒ personally known to me **OR** ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Leah A. Dilloway
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

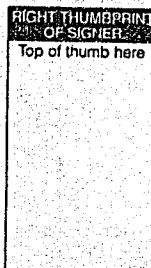
Title or Type of Document: Warranty Deed
 Document Date: 10-31-96 Number of Pages: 1
 Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

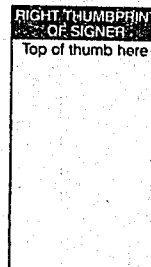
Signer Is Representing: _____



Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 4th day
 of November A.D., 19 96 at 3:55 o'clock P. M., and duly recorded in Vol. M96
 of Deeds on Page 34853

FEE \$35.00

Bernetha G. Letsch County Clerk

By Kathleen Ross