

NS

32259

97 FEB -3 P2:57 Vol. M97 Page 3223L.B. Woodrum

Grantor's Name and Address

Kay Brown

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

207 Division
Klamath Falls OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON,
County of Klamath } ss.I certify that the within instrument
was received for record on the 3rd day
of February, 1997, at
2:57 o'clock P.M., and recorded in
book/reel/volume No. M97 on page
3223 and/or as fee/file/instru-
ment/microfilm/reception No. 32259,
Record of Deeds of said County.Witness my hand and seal of County
affixed.Bernetha G. Letsch, Co. Clerk
NAME TITLE

Fee: \$30.00

By Kathleen Ross, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that L.B. Woodrumhereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Kay Brownhereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
situated in Klamath County, State of Oregon, described as follows, to-wit:Undevided $\frac{1}{2}$ intrest in Lots 23, 24, and 25, Block 16, INDUSTRIAL
ADDITION to the city of KLAMATH FALLS,
KLAMATH FALLS, OREGON;

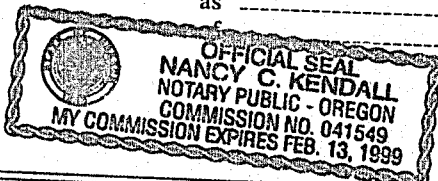
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.
And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized
in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

EXCEPT TAXES

grantor will warrant and forever defend the 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.The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10,000. However, the
actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate
which) consideration. (The sentence between the symbols Φ , if not applicable, should be deleted. See ORS 93.030.)In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be
made so that this deed shall apply equally to corporations and to individuals.In witness whereof, the grantor has executed this instrument this 3RD day of FEBRUARY, 1997; if grantor
is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do
so by order of its board of directors.THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE 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.L.B. WoodrumSTATE OF OREGON, County of KLAMATH) ss.This instrument was acknowledged before me on FEBRUARY 3, 1997,
by L. B. WOODRUMThis instrument was acknowledged before me on _____, 19____,
by _____

as _____

Nancy C. Kendall
Notary Public for Oregon
My commission expires 2-13-99