

32303

MTC 40447 MS Vol. 1197 Page 3343
WARRANTY DEED

VESTA E. BRACKMAN,

Grantor(s) hereby grant, bargain, sell and convey to:

JONATHAN S. BRANIGAR,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

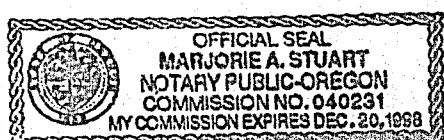
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, 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 \$ 62,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4403 CARLON WAY, KLAMATH FALLS, OR 97603

Dated this 29th day of January, 1997.

Vesta E. Brackman
VESTA E. BRACKMANSTATE OF Oregon ss. January 29 19 97
COUNTY OF KlamathPersonally appeared the above named Vesta E. Brackmanand acknowledged the foregoing instrument to be her voluntary act.

(seal)

Before me:

Marjorie A. Stuart
Notary Public for OregonMy commission expires 12-20-98

ESCROW NO. MT40447-MS

Return to:

JONATHAN S. BRANIGAR
4403 CARLON WAY
KLAMATH FALLS, OR 97603

97 FEB -4 AM 1:13

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

A portion of Lot 27, SUMMERS HEIGHTS, described as follows: Beginning at an iron pin on the southwest corner of Lot 28, SUMMERS HEIGHTS, Klamath County, Oregon and running thence: Westerly along Carlon Way 82.5 feet to an iron pin; thence Northerly and parallel to the West line of said Lot 28 a distance of 136.5 feet to an iron pin on the right of way line of U.S.R.S. Lateral A-3; thence Easterly along said right of way line of said Lateral to an iron pin at the northwest corner of Lot 28, SUMMERS HEIGHTS; thence Southerly along the West line of said Lot 28 a distance of 145.8 feet to the point of beginning.

PARCEL 2

Beginning at an iron pin on the Southwest corner of Lot 28, SUMMERS HEIGHTS, Klamath County Oregon, and running thence; Westerly along the North line of Carlon Way 82.5 feet to an iron pin, which is the true point of beginning of this description; thence continuing Westerly along the North line of Carlon Way a distance of 6 feet to a point; thence Northerly 136.5 feet to a point on the right of way line of U.S.R.S. Lateral A-3; thence Easterly along said right of way line of said Lateral a distance of 6 feet to an iron pin; thence Southerly and parallel with the West line of said Lot 28 a distance of 136.5 feet to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 4th day
of February A.D., 1997 at 11:13 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 3343.

FEE \$35.00

Bernetha G. Letsch, County Clerk
by Kathleen Ross