

36292

MTC 41147-SD
WARRANTY DEEDVol. M97 Page 11768

JAMES M. BRAUN and KRISTEN M. BRAUN, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
STEVEN L. WELLS and MARY FRANCIS CUTLER, as tenants by the entirety,
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 24, BLOCK 29 HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS,
OREGON, 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 \$ 89,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1871 PORTLAND STREET, KLAMATH FALLS, OR 97601

Dated this 17th day of April, 1997.

James M. Braun
JAMES M. BRAUN

Kristen M. Braun
KRISTEN M. BRAUN

STATE OF OREGON

SS. April 17 19 97

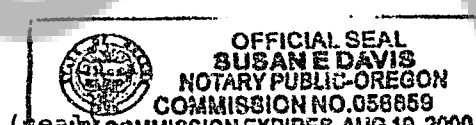
COUNTY OF KLAMATH

Personally appeared the above named JAMES M. BRAUN and

KRISTEN M. BRAUN

and acknowledged the foregoing instrument to be their voluntary act.

Before me:



Susan E. Davis
Notary Public for Oregon
My commission expires Aug. 19, 2000

ESCROW NO. MT41147-SD

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Return to:
STEVEN L. WELLS
1871 PORTLAND STREET
KLAMATH FALLS, OR 97601

Amerititle
on this 18th day of April A.D., 1997
at 11:17 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 11768
Bernetha G. Letsch, County Clerk

By Kathleen Ross Deputy.

Fec. \$30.00

97 APR 18 AM 11:17