

36503

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'97 APR 22 P3:36



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01046151

AFTER RECORDING RETURN TO:

Mr. and Mrs. James M. Braun

2056 Auburn
Klamath Falls, OR. 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Aspen Title & Escrow

on this 22nd day of April A.D., 1997
at 3:36 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 12273

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy:

VERNICE W. EBERLEIN, TRUSTEE OF THE VERNICE W. EBERLEIN LIVING TRUST U.A.D. MAY 24, 1989, hereinafter called GRANTOR(S), convey(s) to JAMES M. BRAUN and KRISTEN M. BRAUN, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lots 1 and 2 in Block 46, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM the Southwesterly 20 feet of said lots.

Code 1, Map 3809-28CA, Tax Lots 7700 and 7800

"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 30.390."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$132,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 21st day of April, 1997.

VERNICE W. EBERLEIN LIVING TRUST U.A.D. MAY 24, 1989

BY: Vernice W. Eberlein, Trustee
VERNICE W. EBERLEIN, TRUSTEE

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 22nd day of April, 1997, by Vernice W. Eberlein as Trustee of the Vernice W. Eberlein Living Trust U.A.D. May 24, 1989.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 2001

