1

2

3

5

6

8

9

10

11

12

13

14

16

17

20

21

10 September of the sep

Bed tales sociation

Vol. /// Page 13806

97 MAY -6 MI 33 ATC: 971783

## OUTE 202 HARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS. That, Charles A. Browning hereinafter called Grantor, for the consideration hereinafter stated, to grantor paid by Grville E. Shorts and Donna J. Shorts, hereinafter called Grantee, does hereby grant, bargain, sell and convey unto Grantee and Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 45, Block 81, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT. PLAT NO. 4, in the County of Klamath, State of Oregon. Subject to levies and assessments of Fire Patrol District, Conditions, Restrictions, Reservations, Essements, Assessments of record and those apparent on the land, By-Laws of Highway 66 Unit 4 Road Maintenance Association, Agreement between Charles A. Browning and Christine B. Browning, husband and wife, and A.L. Nordness and D.V. Nordness, husband and wife, recorded in M-85, on page 10238.

CODE 114 HAP 37111-23CO TL 400

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said 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 and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomseever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$69,900.00.

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 FRE 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 FARNING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

In Witness Whereof, the Grantor has executed this instrument this At day of October, 1994.

WINTENDER

Charles A. Browning

STATE OF OREGON

)

) SS County of Klamath )

This instrument was acknowledged before me on School 1994, by Charles A. Browning.

Notary Public for pregon
My Commission Expires: (-3/-9)

| After recordings nethin ton  |  |
|------------------------------|--|
|                              |  |
| Dennylle Zighell             |  |
|                              |  |
| MARINE DR 97741              |  |
| Until a change is requested. |  |
| mail tax stats to:           |  |

CFFICIAL SEAL
CAROLE JOHNSON
ONTERY PUBLIC - ORTHOR
COMMISSION NO. 051804 B
HY COMMISSION EXPRES JAN 71, 1998

32 DAYS MAN OIC 976.230

| Filed for record at re- | guest of | Aspen  | Title | & Escrow | the                         | 6th              | day |
|-------------------------|----------|--------|-------|----------|-----------------------------|------------------|-----|
| of May                  | A.D., 19 | 97_ at | 11:33 | o'elock  | A. M., and duly recorded in | Vol. <u>M97</u>  |     |
|                         | of       | Deeds  |       |          | on Page <u>13806</u>        | <b>_</b> •       |     |
|                         |          |        |       |          | Bernetha G. Lets            | ch, County Clerk |     |
| FEE \$30.00             | )        |        |       | ь        | y Kathlun                   | Kora)            |     |

FEE \$30.0

31