

NA

43726

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That RICHARD WAYNE BROWNING

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

FRANCIS C. BERNARD III

hereinafter called the 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 KIAMATH County, State of Oregon, described as follows, to-wit:

Lot 6 in Block 8 of KIAMATH FOREST ESTATES according to the official plat thereof on file in the office of the county clerk of Klamath County, OREGON

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the 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 those of record and those apparent upon the land, if any, as of the date of this deed,

and that 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 \$10,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

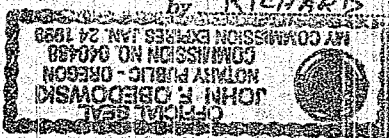
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Richard Wayne Browning

STATE OF OREGON, County of KLAMATH ss.

This instrument was acknowledged before me on SEPTEMBER 25, 1996,

by RICHARD WAYNE BROWNING



John F. Obedowski

Notary Public for Oregon

My commission expires 1/24/99

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):  
Francis Charles Bernard III  
22128 Mountain Quail Road,  
Chiloquin, OR. 97424

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

Same as above

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 15th day of AUGUST, 1997, at 4:00 o'clock P.M., and recorded in book/reel/volume No. N97 on page 27035 and/or as fee/file/instrument/microfilm/reception No. 43726 of the Deed Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk  
By Kathleen Ross, Deputy.

Fee: \$30.00