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98 NOV 25 AM 11:23

MTC 46462-MS

WARRANTY DEED

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JAMES E. BRUMMET,

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

KEITH ALLAN/SRCH and DEBRA J. SRCH, husband and wife,

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:

LOTS 20 AND 21, IN BLOCK 15 OF FIRST ADDITION TO KLAMATH RIVER ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, AND LOT 10 IN BLOCK 23 OF TRACT NO. 1005, FOURTH ADDITION TO KLAMATH RIVER ACRES, 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 \$ 150,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 17411 Freight Road Ln., Klamath Falls, OR 97601

Dated this 24th day of November, 1998.

James E. Brummet  
JAMES E. BRUMMET

STATE OF OREGON

SS.

November 24 1998COUNTY OF KLAMATH

Personally appeared the above named \_\_\_\_\_

JAMES E. BRUMMET

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Kristi L. Reed  
Notary Public for Oregon  
My commission expires 11/16/99

ESCROW NO. MT46462-MS

STATE OF OREGON,  
County of Klamath SS.

Return to: G.  
KEITH ALLAN/SRCH  
17411 Freight Road Ln.  
Klamath Falls, OR 97601

Filed for record at request of:

Amerititle

on this 25th day of November A.D. 1998  
at 11:23 o'clock A. M. and duly recorded  
in Vol. M98 of Deeds Page 43254

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.