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98 DEC 24 AM 11:44

Vol. M98 Page 47105WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

ASPEN TITLE ESCROW NO. 01048833

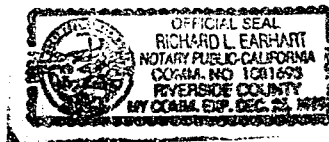
Filed for record at request of:

AFTER RECORDING RETURN TO:
Mr. and Mrs. Lowell L. Brandt
5829 Cheyenne Ave.
Klamath Falls, OR. 97603Aspen Title & Escrow
on this 24th day of December A.D. 1998
at 11:44 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 47105
Bernetha G. Letsch, County ClerkUNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEBy Kathleen Raso
Fee, \$30.00 DeputyPATRICK M. NUGENT and SUSAN B. NUGENT, husband and wife,
hereinafter called GRANTOR(S), convey(s) and warrants to
DELORES D. BRANDT and LOWELL L. BRANDT, wife and husband,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:The West 50 feet of the N 1/2 of Lot 8 and the West 50 feet of
Lots 9 and 10, Block 3, TOWN OF BONANZA, in the County of
Klamath, State of Oregon.

Code 11, Map 3911-10CD, Tax Lot 2700

"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, contracts and/or
liens for irrigation and/or drainage,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
\$67,000.00.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 15th day of December, 1998.X Patrick M. Nugent
PATRICK M. NUGENTSusan B. Nugent
SUSAN B. NUGENT

12-17-98

STATE OF CALIFORNIA, County of RIVERSIDE)ss.On December 17th, 1998, before me,
RICHARD L. EARNHART, personally appeared PATRICK M.
NUGENT and SUSAN B. NUGENT, personally known to me (or proved
to me on the basis of satisfactory evidence) to be the persons
whose names are subscribed to the within instrument and
acknowledged to me that they executed the same in their
authorized capacities, and that by their signatures on the
instrument the persons or the entity upon behalf of which the
persons acted, executed the instrument.
WITNESS my hand and official seal.Signature Richard L. Earnhart
My commission expires: _____

Notarize

30-