

KNOW ALL MEN BY THESE PRESENTS, That Brandsness Enterprises, Inc.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kathy J. McGrath the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 2 in Block 17 of North Klamath Falls to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 subject to reservations and restrictions of record for rights of way and easements of record of those apparent upon the property; contracts and/or liens for irrigation and/or drainage 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 whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 80,000.00

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

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 23rd day of April, 1999; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

Brandsness Enterprises, Inc.

Sharon D. Brandsness, it's Secretary

STATE OF OREGON,

County of

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STATE OF OREGON, County of Klamath

April 23 1999 Personally appeared SHARON BRANDSNESS

Personally appeared the above named

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the

and acknowledged the foregoing as a voluntary act and deed of BRANDSNESS ENTERPRISES, INC., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 11/16/99

(If executed by a corporation, affix corporate seal)

Brandsness Enterprises, Inc.
409 Pine Street
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Kathy J. McGrath
1230 Wild Plum
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Kathy J. McGrath
1230 Wild Plum
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Kathy J. McGrath
1230 Wild Plum
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 26th day of April, 1999, at 11:39 o'clock A.M., and recorded in book/reel/volume No. M99 on page 15261 or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Linda Smith, County Clerk

By Linda Smith Deputy

\$30.00

SPACE RESERVED
FOR
RECORDER'S USE