

Vol M00 Page 3825

WARRANTY DEED

State of Oregon, County of Klamath
 Recorded 2/04/00, at 3:37 p.m.
 In Vol. M00 Page 3825
 Linda Smith,
 County Clerk Fee \$ 21⁰⁰

ASPEN TITLE ESCROW NO.: 01050712

AFTER RECORDING RETURN TO:

Mr. & Mrs. Brannan

3006 Vale Rd.
Klamath Falls OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

Johnny A. Sanders hereinafter called GRANTOR(S), convey(s) and warrants to Charles R. Brannan and Linda J. Brannan, Husband and Wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 4, Block 208, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-33DC TAX LOT 11400

"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
 \$39,100.00.

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 2nd day of February 2000.

Johnny A. Sanders
 JOHNNY A. SANDERS

STATE OF OREGON, County of Klamath)ss.

On February 3 2000 personally appeared Johnny A. Sanders who acknowledged the foregoing instrument to be their voluntary act and deed.

Trisha L. Powell
 Notary Public for OREGON
 My Commission Expires: 10/4/2002

