

200 SEP 12 PM 3:24

mtc 51740-TM
WARRANTY DEED

Vol M00 Page 33347

AL A. TOZER, JR. and SHELLEY D. TOZER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
CHARLES BRANNAN and LINDA BRANNAN, as tenants by the entirety,
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:

Lot 453 in Block, 126 of MILLS ADDITION to the City of Klamath Falls,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

ACCT# 3809-033AD-11700

KEY# 482365

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.

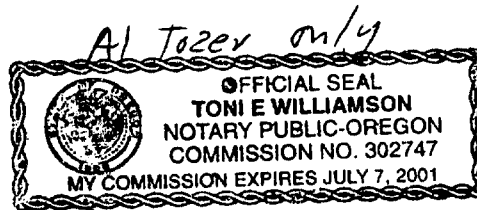
The true and actual consideration for this conveyance is 32,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2530 RECLAMATION, KLAMATH FALLS, OR 97601

Dated this 11th day of September, 2000.

AL A. TOZER, JR.

SHELLEY D. TOZER



State of OREGON
County of Deschutes

Toni Williamson, Notary Public

This instrument was acknowledged before me on 9-11 2000 by AL A.
TOZER, JR. AND SHELLEY D. TOZER.

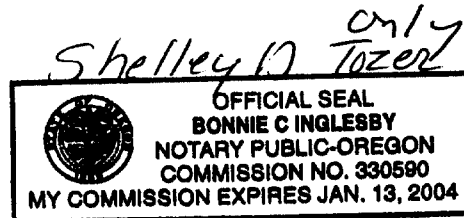

(Notary Public)

My commission expires 1-13-2004

ESCROW NO. MT51740-TM

Return to:

CHARLES BRANNAN
2530 RECLAMATION
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
Recorded 09/12/00, at 3:24 p. m.
In Vol. M00 Page 33347
Linda Smith,
County Clerk Fee \$ 21.00