

MTC 55427-m

**RECORDING COVER SHEET  
ALL TRANSACTIONS, PER ORS 205.234**

**THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON  
PRESENTING THE ATTACHED INSTRUMENT FOR  
RECORDING. ANY ERRORS IN THIS COVER SHEET  
DO NOT AFFECT THE TRANSACTION(S) CONTAINED  
IN THE INSTRUMENT ITSELF.**

**AFTER RECORDING RETURN TO**

*name and address of the person authorized to receive the  
instrument after recording, as required by ORS 205.180(4)  
and ORS 205.238.*

Paul Brackensick Jr.  
619 N. Plumas  
Willows CA 95988

State of Oregon, County of Klamath  
Recorded 01/09/2002 3:11 P in.  
Vol M02, Pg 1504-05  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 2

**1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).**

*Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."*

Warranty Deed

**2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or  
GRANTOR, as described in ORS 205.160.**

Owen E. Dunlap and Barbara A. Dunlap

**3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or  
GRANTEE, as described in ORS 205.160.**

Paul E. Brackensick, Jr. and Janice R. Brackensick

**4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any  
real estate and all memoranda of such instruments, reference ORS 93.030.**

28,641.77

**5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING  
ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.**  
619 N. Plumas  
Willows, CA 95988

**6. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or  
WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).**

n/a

**7. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND  
OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to  
be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.**

n/a

## WARRANTY DEED

1505

OWEN E. DUNLAP and BARBARA A. DUNLAP, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: PAUL E. BRACKENSICK, JR. and JANICE R. BRACKENSICK, 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:

VACATED BLOCKS 55, 60, 61, 63, 64 VACATED LOTS 1 THROUGH 3, 5 THROUGH 12, 14 THROUGH 19 IN BLOCK 49 AND LOTS 4 AND 13 IN BLOCK 49 AND VACATED LOTS 1 THROUGH 16 AND 21 THROUGH 28 IN BLOCK 65 AND LOTS 17 THROUGH 20 IN BLOCK 65 OF WORDEN TOWNSITE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF Klamath County, Oregon

4008-03400-00401-000	877849
4008-03400-00402-000	881661
4008-03400-00401-000	818878
4008-034BD-00300-000	818976

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:

Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: September 27, 1996

Recorded: October 14, 1996

Volume: M96, page 32425, Microfilm Records of Klamath County, Oregon

Grantor: Owen E. Dunlap and Barbara A. Dunlap, husband and wife

Trustee: AmeriTitle

Beneficiary: James G. Clark and Patricia M. Clark, or the survivor thereof

BUYERS HEREIN AGREE TO ASSUME SAID TRUST DEED AND SHALL SAVE SELLERS HARMLESS THEREFROM.

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 \$ 28,641.77.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 619 N. PLUMAS, WILLOWS, CA 95988

Dated this 27 day of Jan, 2002.

Owen E. Dunlap  
OWEN E. DUNLAP

Barbara A. Dunlap  
BARBARA A. DUNLAP

State of Oregon  
County of Klamath

This instrument was acknowledged before me on Jan 9, 2002 by OWEN E. DUNLAP AND BARBARA A. DUNLAP.

Marjorie A. Stuart

(Notary Public for Oregon)

12/20/02

