

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:



00180339201500138870030034

12/29/2015 12:16:15 PM

Fee: \$52.00



Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: 1396-6379

Please print or type information.

1. AFTER RECORDING RETURN TO -

Required by ORS 205.180(4) & 205.238:

Name: Stacy and Scott Brainard

Address: PO Box 644

City, ST Zip: Keno, OR 97627

This document is being re-recorded at the request of AmeriTitle to correct scrivener's error as previously recorded in Vol M04 Page 73621

2. TITLE(S) OF THE TRANSACTION(S) - Required by ORS 205.234(1)(a)

Note: "Transaction" 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. Enter descriptive title for the instrument:

Document Title(s): Warranty Deed

3. DIRECT PARTY / GRANTOR Names and Addresses - Required by ORS 205.234(1)(b)

for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Scott S. Brainard

Grantor Name: _____

4. INDIRECT PARTY / GRANTEE Names and Addresses - Required by ORS 205.234(1)(b)

for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: Scott S. Brainard and Stacy M. Brainard as Tenants by the entirety

Grantee Name: _____

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: NO CHANGE

Address: _____

City, ST Zip: _____

6. TRUE AND ACTUAL CONSIDERATION - Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$ 0.00

7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. - Required by ORS 312.125(4)(b)(B)

Tax Acct. No.: N/A

Returned at Counter

04 OCT 27 PM 3:35

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

MTc-1396-0379

Scott S Brainard

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Grantor's Name and Address
Stacy and Scott Brainard

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Scott and Stacy Brainard
PO Box 644 Keno OR 97627

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Scott and Stacy Brainard
PO Box 644 Keno OR 97627

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 10/27/04 3:35 p m
Vol M04 Pg 73621
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Scott S. Brainard

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Scott S. Brainard And Stacy M Brainard as tenants by the entirety hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

~~SE 1/4 SE 1/4 Section 25, Township 39 South Range 7 East of the~~
~~Willamette Meridian, 9S~~
See Attached Exhibit "A"

AMERITITLE has recorded this instrument by request as an accomodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 except (if no exceptions, so state):

and that grantor will warrant and forever defend the 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 \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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

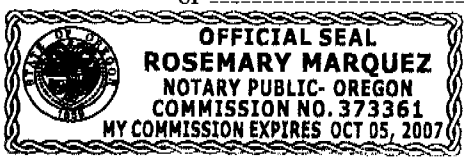
In witness whereof, the grantor has executed this instrument on October 27th 2004; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Scott S Brainard

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.

STATE OF OREGON, County of Klamath
This instrument was acknowledged before me on October 27, 2004
by Scott S. Brainard

This instrument was acknowledged before me on _____
by _____
as _____
of _____



Rosemary Marquez
Notary Public for Oregon
My commission expires October 5, 2007

2/10/07

EXHIBIT "A"

A parcel of land located in the SE1/4 SE1/4 Section 25, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows: Commencing at a 5/8" iron pin on the Southeasterly right of way line of Clover Creek Road also being on the West line of said SE1/4 SE1/4; thence South 00 degrees 30' 36" East along the said West line 690.50 feet to the true point of beginning; thence South 00 degrees 39' 36" East to the line of a public road; thence North 85 degrees 33' 42" East along the said Northerly right of way line 385.38 feet to a point; thence North 71 degrees 21' 54" East along the said Northerly right of way line 33.00 feet to a point; thence North 41 ° 43' 19" West 362.04 feet to a point; thence South 38 degrees 20' 44" West 283.00 feet to the point of beginning.