

83611

A. 21704
M72 Page 4545

KNOW ALL MEN BY THESE PRESENTS, That TANDY FRANK BRAZELL and VENITA I. BRAZELL, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RILEY M. STEVENS, JR. and BEVERLY J. STEVENS, husband and wife,

hereinafter called 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:

The Easterly 144 feet of Lot 4 in LANDIS PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, easements, rights of way of record and those apparent on the land.
2. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.
3. Rules, regulations and assessments of South Suburban Sanitary District.

(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 except as hereinabove stated and SUBJECT TO:

4. Reservations and restrictions contained in the dedication of Landis Park.

and that grantor will warrant and forever defend the above granted 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 \$17,000.00. However, the actual consideration consists of an interest in the property, to-wit: the whole consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 28 day of April, 1972.

STATE OF OREGON, County of WASCOCO, ss. April 19, 1972. Personally appeared the above named TANDY FRANK BRAZELL and VENITA I. BRAZELL, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: Notary Public for Oregon
My commission expires April 29, 1972

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws, 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Al Schwaner Real Estate
114 26 7th
Klamath Falls, Oregon
97601

(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COURTESIES WHERE USED.)

fee 2.00

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 28 day of April, 1972 at 11:20 o'clock A.M., and recorded in book M-72 on page 4545 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title.
By Deputy