

KNOW ALL MEN BY THESE PRESENTS, That Swan Lake Moulding Company

hereinafter called grantor, a corporation duly organized and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Jennette G. Brackins, a widow woman

hereinafter called 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:

A tract of land described as follows: Beginning at an iron pin on the Northeastly line of Lot 53 of Homcrest Subdivision which lies S. 45°11' E., a distance of 60 feet from the iron pin which marks the North corner of Lots 52 and 53 of Homcrest Subdivision and running thence; Continuing S. 45°11' East along the Northeastly line of Lot 53 a distance of 68 feet to an iron pin; thence S. 44°49' West a distance of 120 feet to an iron pin; thence N. 45°11' West a distance of 40 feet to an iron pin; thence N. 30°04' East a distance of 124 feet, more or less, to the point of beginning; said tract being a portion of Lots 52 and 53, Block H., of Homcrest Subdivision in the NW¼ of Section 3, Township 39 South, Range 9 E.W.M., in Klamath County, Oregon.

ALSO the North half of the following described tract: A tract of land described as follows: Beginning at an iron pin on the Northeastly line of Lot 53 of Homcrest Subdivision which lies S. 45°11' East, a distance of 128 feet from the iron pin which marks the North corner of Lots 52 and 53 of Homcrest Subdivision and running thence; Continuing S. 45°11' East along the Northeastly line of Lot 53 a distance of 60 feet to

(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 that certain mortgage to the Bank of Klamath Falls, dated October 9, 1958, recorded October 10, 1958, in Volume 185 Page 535, Mortgage Records of Klamath County, on which the balance is \$9,931.17 and contracts for irrigation and sewer which are common to this area.

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 \$19,500.00

~~and the 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 that certain mortgage to the Bank of Klamath Falls, dated October 9, 1958, recorded October 10, 1958, in Volume 185 Page 535, Mortgage Records of Klamath County, on which the balance is \$9,931.17 and contracts for irrigation and sewer which are common to this area.~~

In construing this deed and where the context so requires, the singular includes the plural.

Done by order of the grantor's board of directors, with its corporate seal affixed, this 17th day of November, 1972

Swan Lake Moulding Company

By *Alfred D. Collier* President

By *Dorothy V. Collier* Secretary

STATE OF OREGON, County of Klamath) ss: November 17, 1972

Personally appeared Alfred D. Collier and Dorothy V. Collier

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the

secretary of Swan Lake Moulding Company, a corporation, and that the

seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was

signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowl-

edged said instrument to be its voluntary act and deed.

Before me: *James J. Ferguson*

Notary Public for Oregon

My commission expires: April 5, 1974

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 CORPORATION

TO

AFTER RECORDING RETURN TO

No. *Teri. Bonne Realty*
1415 East Main
Hamlet Falls, Oregon

STATE OF OREGON

County of

I certify that the within instru-
ment was received for record on the
day of , 19

at o'clock M., and recorded
in book on page or as

filed fee number, Rec-
ord of Deeds of said County.

Witness my hand and seal of
County affixed.

By Title
Deputy

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

13436

an iron pin; thence S. 44°49' West a distance of 120 feet to an iron pin; thence N. 45°11' West a distance of 60 feet to an iron pin; thence N. 44°49' East a distance of 120 feet, more or less, to the point of beginning, said tract being a portion of Lot 53 of Block H of Homestead Subdivision in the NW 1/4 of Section 3, Township 39 South, Range 9 E.W.M., in Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLEthis 20th day of November A. D. 1972 at 1 o'clock P.M., andduly recorded in Vol. M 72 of DEEDS on Page 13435

Wm D. MILNE, County Clerk

FFE \$ 4.00

By Wm D. Milne