

92180

WARRANTY DEED

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28-7691

KNOW ALL MEN BY THESE PRESENTS, That THEODORE BROWN and JEAN BROWN, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WYLIE RIST, SR., and FRED A RIST, 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: A tract of land beginning at an iron pin, on the North right of way line of the road which lies North along the Quarter line a distance of 664.6 feet and N 59°53' E along the North right of way line of the road, a distance of 258.8 feet from the iron axle which marks the quarter section corner common to Sections 7 and 18, Twp. 38 S., R. 9 E.W.M., in Klamath County, Oregon, and running thence N 6°02' E a distance of 481.7 feet to an iron pin; thence N 59°53' E a distance of 336 feet to an iron pin; thence S 6°02' W a distance of 481.7 feet to an iron pin on the North right of way line of the road; thence S 59°53' W along the North right of way line of the road a distance of 336 feet, more or less, to the point of beginning; in the NW 1/4 SE 1/4 of Section 7 and in the SW 1/4 SE 1/4 of Section 7 all in Twp. 38 S., R. 9 E.W.M., in Klamath County, Oregon.

(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 1974-75 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and apparent on the land, and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4,000.00

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 4,000.00

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

In Witness Whereof, the grantor has executed this instrument this 14 day of August, 1974; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,)
County of Klamath) ss.
August 14, 1974.

Personally appeared the above named THEODORE BROWN and JEAN BROWN, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me,)
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 1-7-76

STATE OF OREGON, County of) ss.
August 14, 1974.

Personally appeared)
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

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 acknowledged said instrument to be its voluntary act and deed.

Before me,)
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires:

Theodore & Jean Brown

GRANTOR'S NAME AND ADDRESS

Wylie Rist, Sr., & Freda Rist

GRANTEE'S NAME AND ADDRESS

After recording return to:
Wylie Rist, Sr. & Freda Rist
Rt. 3, Box 1052
Klamath Falls, Oregon 97601

Until a change is requested all tax statements shall be sent to the following address:
Wylie Rist, Sr. & Freda Rist
Rt. 3, Box 1052
Klamath Falls, Oregon 97601

NAME ADDRESS ZIP
Wylie Rist, Sr. & Freda Rist
Rt. 3, Box 1052
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 21st day of AUGUST, 1974,

at 11:00 o'clock A.M., and recorded in book M Th on page 10172 or as

Record of Deeds of said county.

Witness my hand and seal of

County of said

W. D. MILNE

By 4/2/76 Deputy

FEE \$ 2.00