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1-1-74

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WARRANTY DEED

Vol 24 pg 4115

KNOW ALL MEN BY THESE PRESENTS, That Wilbert S. Brown

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard L. Elmer and Doris Elmer, 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:

Lot 3 in Block 9, Third Addition to Sunset Village, 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 subject to easements, restrictions, reservations and rights-of-way of record and those apparent on the land and also subject to that certain (see reverse) 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 \$ 34,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 28 day of October, 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.

Wilbert S. Brown

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, Personally appeared Wilbert S. Brown, 1974

STATE OF OREGON, County of _____, 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 _____

Personally appeared the above named Wilbert S. Brown and acknowledged the foregoing instrument to be his voluntary act and deed. Before me, Notary Public for Oregon, My commission expires 9/24/76

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

Wilbert S. Brown

GRANTOR'S NAME AND ADDRESS Richard L. & Doris Elmer

GRANTEE'S NAME AND ADDRESS After recording return to: Mr. & Mrs. Richard L. Elmer, 3943 Redondo Way, Klamath Falls, Oregon 97601

Until a change is requested all tax statements shall be sent to the following address: Richard L. & Doris Elmer, 1st Federal Savings & Loan Assn, 576 Main St., Klamath Falls, Oregon 97601

STATE OF OREGON, County of _____, I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____. Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____ Recording Officer Deputy

14116

trust deed, including the terms and provisions thereof, dated December 19, 1972, recorded December 20, 1972, in Book M-72, at page 14615, Microfilm Records, given to secure the payment of \$25,500.00 with interest thereon and such future advances as may be provided therein, executed by Wilbert S. Brown and Kathryn Brown, husband and wife, to William Ganong, Jr., trustee for beneficiary First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, which trust deed grantees assume and agree to pay.

STATE OF OREGON,
County of Klamath }
Filed for record at request of
Transamerica Title Ins
on this 30 day of Oct A.D. 19 74
at 3:49 o'clock P.M. and th.
recorded in Vol. M-74 of Deeds
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Wm D. WILNE, County Clerk
By [Signature] Deputy
Fee _____