

1-1-74

94894

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ALBERT V. REYNOLDS and GERALDINE REYNOLDS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONN BRENNAN

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 40 in Block 14 KLAMATH FALLS FOREST ESTATES
HIGHWAY 66 UNIT PLAT #1, Klamath County, Oregon.

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Langell Valley Irrigation District.

SUBJECT TO: Reservations in deed from G. C. Lorenz and Kathryn C. Lorenz, husband and wife, to Crater Lake Lumber Company, a corporation, recorded May 25, 1937, in Volume 109, at page 541, Deed Records of Klamath County, Oregon.

(See attachment for continuation)

(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 easements, restrictions, liens or encumbrances of record, and those apparent upon the land and those restrictions listed above and on the attached continuation sheet.

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 \$2,668.08

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 13th day of May, 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.

(If executed by a corporation, affix corporate seal)

WASHINGTON

STATE OF OREGON

County Thurston

May 13, 1974

Personally appeared the above named Albert V. Reynolds and Geraldine Reynolds

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

Before me: *Johnnie Knight*

(SEAL) Notary Public for Oregon

My commission expires: 9-19-76

Albert V. Reynolds
ALBERT V. REYNOLDS

Geraldine Reynolds
GERALDINE REYNOLDS

STATE OF OREGON, County of Thurston) ss.

May 13, 1974

Personally appeared Albert V. Reynolds and Geraldine Reynolds

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:

Notary Public for Oregon

My commission expires:

Mr. and Mrs. Albert V. Reynolds
Route 12, Box 526
Olympia, Washington 98501

GRANTOR'S NAME AND ADDRESS

Donn Brennan
3947 Boardman Street
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Blair M. Henderson, Attorney
325 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Donn Brennan
3947 Boardman Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of) ss.

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

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.

Recording Officer

By Deputy

SUBJECT TO
including
1963, in
herein,
national
SUBJECT TO
et ux., to
Volume 101,
Oregon.

14765

Attachment

SUBJECT TO: Reservations in deed from Long Pine Lumber Company, a corporation, to Crater Lake Lumber Company, a corporation, recorded May 25, 1937, in Volume 109, at page 543, Deed Records of Klamath County, Oregon.

SUBJECT TO: Easement, reserved on the plat and in the dedication of Klamath Falls Forest Estates Highway 66, Unit No. 1.

SUBJECT TO: Declaration of conditions and restrictions, including other terms and provisions, recorded July 12, 1963, in Volume 346, at page 473, omitting restrictions herein, if any, based on race, color, religion or national origin.

SUBJECT TO: Reservations in deed from Imogene Robb Davis, et ux., to George Lee, et al., recorded July 9, 1963, in Volume 101, at page 267, Deed Records of Klamath County, Oregon.

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of BLAIR HENDERSON

this 15th day of NOVEMBER A. D. 1974 at 4:30 o'clock P. M.,
duly recorded in Vol. M 74 of DEEDS on Page 14764

FEES \$4.00

W. D. MILNE, County Clerk

By *Harold Drayton*

STATE OF OREGON, County of Klamath
Personally appeared the undersigned and acknowledged the foregoing to be true and correct.
(Official Seal)
NOTE: The symbols between the symbols O. If not

Special
WARRANTY DEED
DONN BRENNAN
Michael W. to
Anthony S. Thor