

97953

WARRANTY DEED

Vol. 75 Page 1688

KNOW ALL MEN BY THESE PRESENTS, That LINDA F. VINCENT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRUCE E. BRINK and BARBARA L. BRINK, 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:

Beginning at the most Easterly corner of Lot 6; thence Northwesterly along the Southwesterly line of Pacific Terrace, a distance of 75 feet to a point which is 25 feet Southeasterly from the most Northerly corner of Lot 5; thence Southwesterly along a line parallel to and 25 feet Southeasterly from the northwesterly line of said Lot 5 a distance of 93 feet to a point; thence Southeasterly parallel to the Southwesterly line of Pacific Terrace, a distance of 75 feet to a point on the Southeasterly line of Lot 6; thence Northeasterly along the Southeasterly line of Lot 6 a distance of 93 feet to the point of beginning, being a portion of Lots 5 and 6 in Block 39 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to the exceptions and including the easement more particularly set forth on the reverse side hereof.

(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 above set forth

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 \$ 44,000.00

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 44,000.00

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 6 day of February, 1975; 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)

STATE OF OREGON,

County of Mult

February 6, 1975

Personally appeared the above named LINDA F. VINCENT

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

Before me, Notary Public for Oregon, My commission expires 2/27/76

Linda F. Vincent

GRANTOR'S NAME AND ADDRESS

Bruce E. Brink and Barbara L. Brink

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Federal
540 Main
Klamath Falls, Oregon 97601

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

First Federal
540 Main
Klamath Falls, Oregon 97601

STATE OF OREGON, County of Mult

6 Feb 1975

Personally appeared LINDA F. VINCENT and

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:

(OFFICIAL SEAL)

STATE OF OREGON,

County of

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

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

TOGETHER WITH the perpetual easement in and use of the hot water well now on the Southwesterly line of the granted premises at a point thereon approximately 70 feet from the Northwesterly line of Huron Street and of ingress and egress on the adjacent property for the purpose of maintaining and repairing said well and installation of coils therein, but subject, however, to the interest and prior agreements of adjoining owners as is more particularly set forth and referred to in that certain deed recorded in Volume M73, Volume 6223, deed records of Klamath County, Oregon.

SUBJECT TO: All future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 11th day of FEBRUARY A. D. 19 75 at 3:20 o'clock P. M. and

duly recorded in Vol. M 75, of DEEDS on Page 1688

FEES 4.00

W. D. MILNE, County Clerk

By Hazel D. Drazil