

WARRANTY DEED

516

KNOW ALL MEN BY THESE PRESENTS, That LEO J. BRENNAN, JR. and MARGARET A. BRENNAN, Husband and Wife, and EDWARD B. BRENNAN hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWARD B. BRENNAN

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 situated in the SE1/4 of section 36, T39S, R7EWM and the NE1/4 of section 1, T40S, R7EWM, all in Klamath County, Oregon and being more particularly described as follows: Beginning at a point on the south line of the SE1/4 of said section 36, said point being S89°31'06"E 532.42 feet from the southwest corner of the said SE1/4; thence N00°20'04"W, parallel to and 70.00 feet westerly of the east line of the W1/2W1/2SE1/4 of said section 36, 1864.02 feet to a point 850.00 feet from the north line of the SE1/4 of said section 36; thence S89°50'53"E, parallel to and 850.00 feet from the north line of the said SE1/4 to the east line of the W1/2SE1/4 of said section 36; thence northerly along said east line 300.00 feet; thence along the following courses as shown on recorded survey no. 1168, as recorded in the Klamath County Surveyor's Office: S48°48'55"E 587.39 feet, S18°15'57"E 480.42 feet, N89°35'55"W 228.16 feet, N00°00'39"E 30.00 feet, N89°35'55"W 360.25 feet to the east line of the W1/2SE1/4 of said section 36; thence southerly along the said east line (continued on reverse side)

(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

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 \$ 0.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration

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 27th day of April, 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)

*Leo J. Brennan Jr.*  
*Margaret A. Brennan*  
*Edward B. Brennan*

STATE OF OREGON.

County of Klamath  
April 27, 1975

Personally appeared the above named LEO J. BRENNAN, MARGARET A. BRENNAN, & EDWARD B. BRENNAN

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

Notary Public for Oregon  
My commission expires Sept. 24, 1978

STATE OF OREGON, County of

Personally appeared

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

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.

Notary Public for Oregon  
My commission expires:

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.

Recording Officer  
Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

EDWARD B. BRENNAN  
P.O. Box 144  
Keno, Oregon 97627

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

EDWARD B. BRENNAN  
P.O. Box 144, Keno, Oregon 97627

BRUCE L. MCKONIAN  
ATTORNEY AT LAW  
1033 N.W. Blvd., Suite 200  
Bend, Oregon 97701  
Telephone 383-5150

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STATE OF OREGON; COUNTY  
Filed for record at request of  
this 9th day of MAY  
Vol. 475 of DEEDS

5013

to the south line of the SE1/4 of said section 36; thence S89°31'06"E along said south line 356.31 feet to the northwest corner of that tract of land described in M68-3307 of the Klamath County deed records; thence southerly along the west line of said described tract of land 428 feet, more or less, to the northerly right of way line of State Highway No.66; thence S57°40'W along said northerly right of way line 704.21 feet; thence N32°20'W 766.06 feet; thence N00°20'04"W 220.37 feet to the point of beginning, excepting that tract of land deeded to the State Highway Department as described in D.V. 104, P 557 of the Klamath County deed records, with the bearings being based on PONDOSA, a duly recorded plat.

The above described tract of land subject to a 30-foot access easement along the following described line: Beginning at a point on the northerly right of way line of State Highway No.66, said point being S89°31'06"E 532.42 feet and S00°20'04"E 220.37 feet and S32°20'E 766.06 feet from the northwest corner of the NE1/4 of said section 1; thence N32°20'W 766.06 feet; thence N00°20'04"W 2084.39 feet; thence S89°50'53"E 740.40 feet, more or less, to the east line of the W1/2SE1/4 of said section 36.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~at request of~~ this 9th day of May A.D. 1975 at 1:50 AM  
duly recorded in Vol. M-75, of DEEDS on Page 5012

FEE \$ 4.00

By Wm D. Milne County Clerk

BRUCE L. MELKONIAN  
ATTORNEY AT LAW  
1033 N.W. Brooks Street  
Bend, Oregon 97701  
Telephone 389-5150

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STATE OF OREGON; COUNTY OF KLAMATH;  
Filed for record at request of  
this 9th day of MAY  
Vol. M-75, of DEEDS