

38-10611 12830

WARRANTY DEED (INDIVIDUAL)

Vol. 74 Page

5879

RUTHERFORD KENNETH BROWN and ELEANOR BROWN, husband and wife

hereinafter called grantor, convey(s) to

TESSIE K. DENNIS

of Klamath

State of Oregon, described as:

all that real property situated in the County

Lot 4 in Block 9 of Tract No. 1020 known as THIRD ADDITION TO SUNSET VILLAGE, Klamath County, Oregon.

SUBJECT TO:

Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set out above and except for a mortgage in favor of the State of Oregon Department of Veteran's Affairs in the amount of \$18,022.27, recorded June 13, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 39,500.00 1972 in Book M-72 on page 6339, which Mortgage Grantee herein named assumes and agrees to pay

Dated this 19th day of April 1976

Rutherford Kenneth Brown
Rutherford Kenneth Brown
Eleanor M. Brown
Eleanor Brown

STATE OF OREGON, County of Klamath) ss.

On this 19th day of April 1976 personally appeared the above named Rutherford Kenneth Brown and Eleanor Brown and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Anna Mae Ingber
Notary Public for Oregon
My commission expires: Nov 8, 1976

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

BROWN

TO
DENNIS

After Recording Return to:

Ms. Tessie K. Dennis
c/o Mr. Patrick M. Smith
Smith, Todd & Ball, P.C.
400 Oregon National Bldg.
Portland, OR 97205

STATE OF OREGON,)

) ss.

County of Klamath)

I certify that the within instrument was received for record on the 22nd day of APRIL 1976 at 8:50 o'clock AM, and recorded in book M 76 on page 5879 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By *Hazel Brazil* Deputy
FEE \$ 3.00