

A-26871 14355

KNOW ALL MEN BY THESE PRESENTS, That JAMES A. BREWER and JUDITH G. BREWER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY R. GERBER and ETTA L. GERBER, 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 29, PERRY'S ADDITION to Lloyd's Tracts, Klamath County, Oregon.  
SUBJECT TO:

- 1) Regulations, including leview, assessments, water and irrigation rights and easements for ditches canals in Klamath Irrigation District;
- 2) Regulations, including levies, liens, assessments, rights-of-way of record for South Suburban Sanitary District.
- 3) Trust Deed, including the terms and provisions thereof, dated Sept. 6, 1973, recorded Sept. 13, 1973 in M-73, pg. 12337, microfilm records, given to secure the payment of \$19,600, with interest thereon, and such future advances as may be provided herein, executed by James A. Brewer and Judith G. Brewer, husband and wife, to William Onong, First Federal Savings & Loan Assn. of Klamath Falls, Oregon, a corporation.
- 4) Reservations, restrictions, easements and/or rights-of-way of record and those apparent on the land.

(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 stated hereinabove,

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 \$ 27,500.00.  
However, the actual consideration consists of or includes other property or interest in property, or part of the consideration, which is not stated in the above recited sum.

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 22nd day of July 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)

STATE OF OREGON, } ss.  
County of Washington  
May 27, 1976

Personally appeared the above named James A. Brewer and Judith G. Brewer, husband and wife,

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

Notary Public for Oregon  
My commission expires 3/18/77

STATE OF OREGON, County of ) ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_

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: \_\_\_\_\_

James A. &amp; Judith G. Brewer

GRANTOR'S NAME AND ADDRESS

Gary R. &amp; Etta L. Gerber

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Gary R. Gerber  
Villa West #23  
Greensprings Dr 2241  
NAME, ADDRESS, ZIP

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

Dept VA  
Salem Or

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 28th day of MAY, 1976 at 11:37 o'clock A.M., and recorded in book M. 76 on page 7958 or as file/reel number 14355.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

WM. D. MILNE  
By Hazel Deputy  
Recording Officer

fee \$ 3.00

75 MAY 28 AM 11 37