

KNOW ALL MEN BY THESE PRESENTS, That FRED M. BRENNE and RUTH A. BRENNE, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PATSY IRWIN, 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 10 in Block 12 of HOT SPRINGS ADDITION to the City of Klamath Falls according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with a perpetual easement for driveway purposes over the northeasterly 6 feet of Lot 11 in said Block 12.

Subject to the following:

1. Reservations as contained in plat dedication of Hot Springs Addition.
2. An easement for driveway purposes over the Southwesterly 6 feet of Lot 10 in Block 12 of HOT SPRINGS ADDITION, in Vol. M74, page 4004, between Warren C. Bennet and Frances R. Bennet and Fred M. Brenne.
3. Agreement, subject to the terms and provisions thereof, recorded April 2, 1974 in Vol. M74, page 4004, between Warren C. Bennet and Frances R. Bennet and Fred M. Brenne.

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$ 23,400.00. 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 3 day of August, 1976, 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)

Fred M. Brenne
Ruth A. Brenne

STATE OF OREGON, } ss.
County of Klamath
August 3, 1976

STATE OF OREGON, County of _____) ss.
August 3, 1976

Personally appeared the above named Fred M. Brenne and Ruth A. Brenne, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Personally appeared _____ and _____ 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: [Signature]
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 3-25-78

Before me: _____
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
FFS & L - Shasta Plaza
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
FFS & L - Shasta Plaza
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instrument was received for record on the 16 day of September, 1976, at 12:41 o'clock P.M., and recorded in book M76 on page 14534 or as file/reel number 19068, Record of Deeds of said county. Witness my hand and seal of County affixed.
Wm. D. Milne, County Clerk
Recording Officer
Deputy
fee \$3.00