

KNOW ALL MEN BY THESE PRESENTS, That BRANNAN T. HARRISON and EDITH E. HARRISON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PHILIP N. SHERIDAN and KARON L. SHERIDAN, 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 13 in Block 8 of Tract No. 1079 known as SIXTH ADDITION TO SUNSET VILLAGE, Klamath County, Oregon.

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

ALSO SUBJECT TO: Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$30,300.00. Dated May 27, 1975, Recorded June 3, 1975 in Book M-75 Page 6194. Trustor: Brannan T. Harrison and Edith E. Harrison, husband and wife; Trustee: Transamerica Title Insurance Co.; Beneficiary: Equitable Savings and Loan Association, an Oregon Corporation. Grantees herein have agreed to assume and pay said Trust Deed obligation.

(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 set out above,

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 \$ 44,000.00. 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 14 day of September, 19 76; 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 Klamath } ss.
September 14, 19 76

Personally appeared the above named Edith E. Harrison

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

Before me: Kathy R. Mallama
Notary Public for Oregon
My commission expires: 6/13/80

Brannan T. Harrison
3894 Rio Vista Way
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Philip N. Sheridan
1709 Eldorado
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Philip N. Sheridan
3894 Rio Vista Way
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Philip N. Sheridan, et ux
3894 Rio Vista Way
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, County of CLATSOP } ss.
September 15, 19 76 the above named

Personally appeared Brannan T. Harrison and acknowledged the foregoing instrument to be his voluntary act and deed.

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: Barbara R. Ling
Notary Public for Oregon
My commission expires: 11/22/79

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instrument was received for record on the 17th day of September, 19 76, at 3:37 o'clock P.M., and recorded in book M76 on page 14640 or as file/reel number 19145.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne, County Clerk
Barbara R. Ling, Deputy
Recording Officer

fee \$3.00

76 SEP 17 PM 3 37