

24655

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That we, Clyde I. Brown and Marybelle H. Brown, husband and wife, in consideration of Ten and no/100 (\$10.00) Dollars and other valuable consideration to us paid by James S. Zbinden and Doris C. Zbinden, co-partners, do hereby grant, bargain, sell and convey unto said James S. Zbinden and Doris C. Zbinden, co-partners, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

Lots 1 thru 10, inclusive, Block 1 of INDUSTRIAL ADDITION to Klamath Falls, EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission by deed recorded July 6, 1955, in Deed Book 275 at page 487 and Book 146 at page 258 on March 21, 1942, situated in the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

To Have and to Hold the above described and granted premises unto the said James S. Zbinden and Doris C. Zbinden, co-partners, their heirs and assigns forever.

And Clyde I. Brown and Marybelle H. Brown, husband and wife above named do covenant to and with the above named grantees, their heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, except those apparent upon the land and excepting any street assessments assessed by the County of Klamath, State of Oregon for street improvements which are as follows: City Improvement Lien #167, dated February 11, 1965 entered in City Lien Records. Lots 1 thru 6, \$917.21 balance unpaid. Lot 7, \$268.13 balance unpaid. Lot 8, \$268.13 balance unpaid. Lot 9, \$268.13 balance unpaid. Lot 10, \$268.13 balance unpaid. Excepted, grantees assume and agree to pay.

Conditions and recitals, including the terms and provisions thereof, as set out in deed from S. E. Martin, et ux, to State of Oregon, by and through its State Highway Commission, dated March 21, 1942, recorded March 28, 1942, in Volume 146 at page 258, Deed Records of Klamath County, Oregon.

Limited access, including the terms and provisions thereof set forth in deed from Clyde I. Brown, et ux, to State of Oregon by and through its State Highway Commission, dated June 29, 1955, recorded July 6, 1955, in Volume 275 at page 487, Deed Records of Klamath County, Oregon.

Mortgage, including the terms and provisions thereof, executed by Clyde I. Brown and Marybelle Brown, husband and wife, to Western Hyway Oil Company, a Corporation, dated August 3, 1961, recorded September 5, 1961, in Volume 205 at page 326, Mortgage Records of Klamath County, Oregon, given to secure the payment of \$22,624.62 as evidenced by a note of even date, with grantees herein assuming and agreeing to pay.

That we will and our heirs and executors and administrators shall warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands

WARRANTY DEED - 1

DENBERG, JR.
YAT LAW
WOOD BLDG.
ALLS. ONE.
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1 of all persons whomsoever.

2 Witness our hands and seals this 21 day of October,
3 1966.

4 Clyde I. Brown
5 Grantor

6 Marybelle H. Brown
7 Grantor

8 STATE OF OREGON)
9 : ss.
10 County of Klamath)

11 BE IT REMEMBERED, That on this 21 day of October, 1966,
12 before me, the undersigned, A Notary Public in and for said County
13 and State, personally appeared the within named Clyde I. Brown and
14 Marybelle H. Brown, who are known to me to be the identical
15 individuals described in and who executed the within instrument and
16 acknowledged to me that they executed the same freely and
17 voluntarily.

18 IN TESTIMONY WHEREOF, I have hereunto set my
19 hand and Official Seal the day and year last
20 above written.

21 David R. Vandenberg
22 Notary Public for Oregon
23 My Commission Expires: 5-22-70

24 State of Oregon,] ss.
25 County of Klamath]

26 I hereby certify that the within instrument was
27 received and filed for record on the 26th
28 day of January, 19 77, at 2:15
29 o'clock P.M. and recorded on Page 1464
30 in Book M 77 Records of DEEDS
31 of said County.

32 WM. D. MILNE, County Clerk

By Hazel Drake Deputy
Fee \$ 6.00

VANDEBERG, JR.
ATTORNEY AT LAW
TRWOOD BLDG.
FALLS, ORE.
12-5501

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