

24656

WARRANTY DEED

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977 JAN 26 PM 2 15

KNOW ALL MEN BY THESE PRESENTS, That we, CLYDE I. BROWN and MARYBELLE H. BROWN, husband and wife, in consideration of Ten and No/100ths (\$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 45 and 46, Block 2 of INDUSTRIAL ADDITION to the City of Klamath Falls, 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.

Excepting that certain 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 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 of all persons whomsoever.

WITNESS our hands and seals this 21 day of October, 1966.

Clyde I. Brown
Clyde I. Brown

Marybelle H. Brown
Marybelle H. Brown

Grantors

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1 STATE OF OREGON)
 2 County of Klamath) ss.

3 BE IT REMEMBERED, That on this 21 day of October, 1966,
 4 before me, the undersigned, a Notary Public in and for said County
 5 and State, personally appeared the within named Clyde I. Brown and
 6 Marybelle H. Brown, who are known to me to be the identical
 7 individuals described in and who executed the within instrument and
 8 acknowledged to me that they executed the same freely and
 9 voluntarily.

10 IN TESTIMONY WHEREOF, I have hereunto set my hand
 11 and Official Seal the day and year last above
 12 written.

13 *Harold W. Milne*
 14 Notary Public for Oregon
 15 My Commission Expires: 5-22-70

16 *Ret. James S. Binder*
 17 *3604 - Hwy 39*
 18 *Trinity*

19 *Trinity: Richard T. Dudy*
 20 *1845 - 806th*
 21 *17 Falls Ch*

22 State of Oregon,)
 23 County of Klamath) ss.

24 I hereby certify that the within instrument was
 25 received and filed for record on the 26th
 26 day of January, 19 77, at 2:15
 27 o'clock P.M. and recorded on Page 1466
 28 in Book M 77 Records of DEEDS
 29 of said County.

30 WM. D. MILNE, County Clerk

31 By *Hazel Dudy* Deputy
 32 Fee \$ 6.00

HENDERSON, JR.
 ATTORNEY AT LAW
 WOOD BLDG.
 TALLAHASSEE, FLA.
 323501

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