

24847

KNOW ALL MEN BY THESE PRESENTS, That SUSAN M. HENSLEY and DANNAL C. HENSLEY  
wife and husband

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLIFFORD BROWN  
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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3, Block 2, JUNIPER ACRES, according to the official plat thereof on file  
in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1. A 20 foot building setback from street, as shown on dedicated plat;  
2. An 8 foot utility easement along side and rear of lots as shown on dedicated  
plat; 3. Restrictions as contained in plat dedication; 4. The interest of Weyerhaeuser  
Timber Company in Railway right of way over Tribal Lands in Section 34, Township 35  
South, Range 10 East of the Willamette Meridian; 5. Right of way for electric and  
transmission equipment and incidentals, recorded August 10, 1965 in Volume M65,  
page 739, Microfilm Records of Klamath County, Oregon; 6. Trust Deed as recorded  
in Klamath County, Oregon records, which buyers herein agree to assume and pay  
per terms and provisions set forth therein.

(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 shown herein

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 \$ 7,000.00  
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 19 day of January, 1977;  
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,

January 19, 1977.

Personally appeared the above named

Susan M. Hensley and Dannal C.  
Hensleyand acknowledged the foregoing instru-  
ment to be their voluntary act and deed.(OFFICIAL  
SEAL)

Before me:

Notary Public for Oregon

My commission expires: 1/23/81

STATE OF OREGON, County of

19

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 be-  
half 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:

(OFFICIAL  
SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instru-  
ment was received for record on the  
31st day of JANUARY, 1977,  
at 2:26 o'clock P.M., and recorded  
in book M 77 on page 1741 or as  
file/reel number 24843  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

WM. D. MILNE

By *[Signature]* Deputy  
Recording Officer

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Clifford Brown  
81201 Clause Road  
Lowell, Oregon 97452

NAME, ADDRESS, ZIP

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

SAME

NAME, ADDRESS, ZIP