

38-12051-K

24334

WARRANTY DEED (INDIVIDUAL)

Vol. 77 Page 1870

JOHN T. BRITTAIN and JOYCE M. BRITTAIN, husband and wife

SHARLENE M. TOTTEN

hereinafter called grantor, convey(s) to

of Klamath State of Oregon, described as: Lot 7 in Block 3, Tract No. 1035, GATEWOOD, Klamath County, Oregon.
 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 \$34,100.00. Dated: February 26, 1976, Recorded: February 26, 1976, Book: M-76 and Page: 2691. Trustor: John T. Brittain and Joyce M. Brittain; Trustee: D.L. Hoots; Beneficiary: Security Savings and Loan Association, a corporation. Said trust deed obligation the grantee herein agrees to assume and pay.

ALSO SUBJECT TO: Right of way, including the terms and provisions thereof, from H.E. Ankeny, et ux., and R.E. Cantrall, et ux., to United States of America, dated June 26, 1905, recorded May 18, 1907 in Book 22 at page 479, Deed Records of Klamath County, Oregon. (no specific location of record)

continued on reverse.....

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set out in this document

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 39,500.00

Dated this 2 day of February, 19 77

John T. Brittain
John T. Brittain

Joyce M. Brittain
Joyce M. Brittain

STATE OF OREGON, County of Klamath) ss.

On this 2 day of February, 19 77 personally appeared the above named John T. Brittain and Joyce M. Brittain and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Kathy R. Mallan
Notary Public for Oregon

My commission expires: 6-13-80

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
 ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

BRITTAIN

TO

TOTTEN

After Recording Return to:
 Sharlene M. Totten
 5249 Golden Ct.
 Klamath Falls, OR 97601
 and send tax statements to
 Security Savings & Loan

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M. and recorded in book _____ on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Title _____ Deputy

ALSO SUBJECT TO:

1871

Right of way, including the terms and provisions thereof, from Cora B. Crump and Frank B. Ankeny, Administrators of the Estate of Cordelia L. Ankeny, deceased, et al., to California Oregon Power Company, dated November 13, 1940, recorded December 18, 1940 in Book 134 at page 122, Deed Records of Klamath County, Oregon. (Affects Lots 4, thru 9 Block 3 of said plat.)

Set back provisions as delineated on the recorded plat, 25 feet from front lot line on all lots and 20 feet along side street lines.

An easement over the North 12.5 feet as set out on the recorded plat.

STATE OF OREGON; COUNTY OF KLAMATH; is:

Filed for record at request of TRANSAMERICA TITLE INS. CO.
this 2nd day of FEBRUARY A. D. 1977 at 10:53 o'clock A. M., and
 duly recorded in Vol. M 77, of DEEDS on Page 1870

FEE \$ 6.00

Wm B. MILNE, County Clerk
By Hazel Drayton

Re
Mar
925
Klam