

25348

Vol. 11

2542

ST. CLERK, CO., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That JENNIE FAY COCHRAN

hereinafter called the grantor,  
for the consideration hereinafter stated to the grantor paid by MICHAEL L. BRANT and LAURA L. BRANT, husband and wife,

hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit: Lots 3 and 4 in Block 2 of FIRST ADDITION TO LOMA LINDA HEIGHTS ADDITION to the city of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO reservations and restrictions in the dedication of First Addition to Loma Linda Heights, as follows: ". . . hereby dedicate, donate and convey to the public, for public use forever, the streets as shown on the annexed plat, subject to the following restrictions: a 20-foot building set-back line on all streets, public utilities easements as shown on annexed plat, an easement over and across lots 9-14 inc., Block 1, as may --continued on reverse (SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those listed above

and that grantor will warrant and forever defend the above granted 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 \$11,000.00  
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 31<sup>st</sup> day of July, 1974; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Jennie Fay Cochran

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,

County of Klamath

July 31, 1974

Personally appeared the above named Jennie Fay Cochran

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-2-74

STATE OF OREGON, County of ) ss.

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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 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See ORS 93.030.

## WARRANTY DEED

JENNIE FAY COCHRAN

TO

MICHAEL L. BRANT and

LAURA L. BRANT

AFTER RECORDING RETURN TO

Michael L. Brant  
325 Main St  
Klamath Falls, Oregon  
97601

Return and Taxes

STATE OF OREGON

County of Klamath

I certify that the within instrument

was received for record on the

day of 1974,

at o'clock M. and recorded

in book on page or as

file number Record of

Deeds of said County.

Witness my hand and seal of

County affixed.

WM. D. MILNE

County Clerk Title

By Deputy

(DON'T USE THIS  
SPACE, RESERVED  
FOR RECORDING  
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FORM No. 716  
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STATE OF ORE

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Before me:

(OFFICIAL SEAL)

Notary

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NOTE—The sentence

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Continuation of property description:  
be necessary for future sanitary sewers, additional restrictions as provided in the recorded protective covenants."  
FURTHER SUBJECT TO: Declaration of conditions and restrictions given by John F. Glubrecht, et al, to the public recorded August 17, 1964, in Vol. 355, page 361, Deed Records of Klamath County, Oregon. As amended by amendment to declaration of conditions and restrictions recorded November 15, 1968, in Vol. M68, page 351, Microfilm Records of Klamath County, Oregon.  
FURTHER SUBJECT TO: 198th Improvement docketed December 1, 1966, in the Bond Lien Docket of the city of Klamath Falls on Card No. 16 in the amount of \$1,849.76, payable in 10 annual installments of \$184.98.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of MICHAEL BRANT

10th day of FEBRUARY A. D. 19 77 at 4:44 PM, and

Truly recorded in Vol. M 77, of DEEDS on Page 2542  
Wm. D. MULNE County Clerk

FEE \$ 6.00

Wm D. MILNE, County Clerk  
By Hazel Draz