

30288

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That HERMAN HERMANSON and JO ANN HERMANSON,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES V. BRUNSCHMID
and YOSHIKO BRUNSCHMID, husband and wife, 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 5 in Block 12 of TRACT NO. 1026, THE MEADOWS, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Rules, regulations and statutory powers of Meadows District Improvement Co. and South Suburban Sanitary District.
2. Restrictions as shown on the recorded plat of the Meadows.
3. Covenants, easements and restrictions, imposed by instrument, including the terms and provisions thereof, recorded November 29, 1971 in Volume M71, page 12500, Microfilm Records of Klamath County, Oregon.
4. An easement created by instrument, including the terms and provisions thereof recorded May 2, 1971 in Volume 95, page 177 Deed Records of Klamath County, Oregon.

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 specifically set forth hereinabove

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 \$36,500.00. 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 made to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 31st day of May, 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

May 31, 1977

Personally appeared the above named
Herman Hermanson and Jo Ann Hermanson

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Notary Public for Oregon
My commission expires: 5/26/78

STATE OF OREGON, County of Klamath

Personally appeared _____, 1977, and

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:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

Herman Hermanson; Jo Ann Hermanson

GRANTOR'S NAME AND ADDRESS

James V. Brunschmid; Yoshiko Brunschmid

GRANTEE'S NAME AND ADDRESS

After recording return to:
James V. Brunschmid
4705 Villa Dr.
Klamath Falls, OR 97601

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

James V. Brunschmid
4705 Villa Dr.
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
31st day of May, 1977,
at 12:38 o'clock P.M., and recorded
in book M77 on page 9415 or as
file/reel number 30288

Record of Deeds of said county.
Witness my hand and seal of
County affixed.

WILLIAM D. HILGNE

Recording Officer
Deputy

FEE \$ 3.00