

34070

WARRANTY DEED

Vol. 77

Page 14799

KNOW ALL MEN BY THESE PRESENTS, That

VIRGINIA A. BROWER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLARK D. PEDERSON and KENT L. PEDERSON, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Southwesterly 10 feet of Lot 9, and Northeasterly 40 feet of Lot 10 in Block 11 of Hot Springs Addition to City of Klamath Falls, Oregon, described as:

Beginning at a point in the Westerly line of MonClaire Street 10 feet in a Northeasterly direction from the most Southerly corner of Lot 9, Block 11, Hot Springs Addition to the City of Klamath Falls, Oregon, and running in a Northwesterly direction parallel with the Southerly line of said Lot 9, 100 feet to the Westerly line of said Lot 9; thence Southwesterly along the Westerly line of Lots 9 and 10 in said Block 11, 50 feet; thence Southeasterly and parallel with the line between said Lots 9 and 10, 100 feet to the Westerly line of MonClaire Street; thence Northeasterly along the Westerly line of MonClaire Street, 50 feet to the place of beginning; EXCEPTING and reserving, however, a strip of land 6 feet in width off the Northwesterly end of the above described tract to be used as an alley.

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:

1. Taxes for the fiscal year 1977-78, a lien but not yet due and payable. 2. Covenants, conditions and restrictions contained in deeds recorded in Volume 21, page 436, and Volume 21, page 568.

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 \$26,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 12th day of August, 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.

Virginia A. Brower

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

August 12, 1977

Personally appeared the above named

Virginia A. Brower

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 8-12-77

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 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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Clark D. Pederson & Kent L. Pederson  
2546 Applegate  
Klamath Falls, OR

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

Clark D. Pederson & Kent L. Pederson  
1120 MonClaire  
Klamath Falls, OR

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 15th day of AUGUST, 1977, at 12:05 o'clock P.M., and recorded in book M77 on page 14799 or as file/reel number 34070, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Hazel Chaz Deputy

FEE \$ 3.00