

1-1-74

34814

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LOIS D. WENTZ

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GERALD R. BRAZILLE and SANDRA E. BRAZILLE, husband and wife, hereinafter called the grantees, 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:

A tract of land situated in the NE $\frac{1}{4}$, SW $\frac{1}{4}$ (Lot 6) of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the Northwestern line of LaLakes Avenue with the Northeasterly line of Schonchin Street in WEST CHILOQUIN; thence Northeasterly along the Northwestern line of LaLakes Avenue a distance of 50 feet to a point; thence Northwesterly at right angles to LaLakes Avenue a distance of 116.3 feet to a point; thence Southwesterly parallel with LaLakes Avenue a distance of 50 feet to a point; thence Southeasterly at right angles to LaLakes Avenue a distance of 116.3 to the point of beginning, said parcel also described as Lot 55 SPINKS ADDITION to Chilouquin, an unplatted subdivision.

(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 SUBJECT TO Taxes for the fiscal year 1977-1978, a lien but not yet due and payable

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 \$ 26,500.00. 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 implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 26 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.

LOIS D. WENTZ

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, ss.
County of Klamath
August 26, 1977

Personally appeared the above named

Lois D. Wentz

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 12-3-77

STATE OF OREGON, County of ss.

Personally appeared

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)

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 29th day of AUGUST, 1977, at 9:30 o'clock A.M., and recorded in book M77 on page 15847 or as file/reel number 34814, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Hazel B. Baputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gerald R. & Sandra E. Brazille

P. O. Box 521

Chiloquin, Oregon 97624

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP