

TA - 38-13304-5  
37340

WARRANTY DEED (INDIVIDUAL)

Vol. 11 Page 19664

WALTER MARIUS PETERSEN and JEAN Y. PETERSEN, Husband and Wife, as to an undivided 1/2 interest and JOE L. KELLER and ROSIE A. KELLER, Husband and Wife as to an undivided 1/2 interest

hereinafter called grantor, convey(s) to WALTER MARIUS PETERSEN and JEAN Y. PETERSEN, Husband and Wife, as to an undivided 1/4 interest; JOE L. KELLER and ROSIE A. KELLER, Husband and Wife, as to an undivided 1/4 interest; and GLENWOOD S. BREVICK and EVE JOAN BREVICK, Husband and Wife, as to an undivided 1/4 interest in all that real property situated in the County of Klamath, State of Oregon, described as follows:

**PARCEL 1:** Lot 5 of PLEASANT HOME TRACTS NO. 2, EXCEPT THEREFROM that portion conveyed to the State of Oregon by and through its State Highway Commission by Deed recorded June 16, 1964 in Book 353 at page 524, Deed Records.

**PARCEL 2:** Tract 6, of PLEASANT HOME TRACTS NO. 2, EXCEPTING THEREFROM that portion conveyed to the State of Oregon by Deed, Volume 353 at page 522, Klamath County, Oregon.

**PARCEL 3:** Lot 7 of PLEASANT HOME TRACTS NO. 2, EXCEPT that portion conveyed to the State of Oregon by and through its State Highway Commission by deed recorded May 6, 1964 in Book 352 at page 579, Deed Records.

**SUBJECT TO:** (1) Mortgage recorded September 6, 1973 in favor of First Federal Savings & Loan Assoc., in Amount of \$16,800.00 (2) Mortgage recorded September 9, 1975 in favor of First Federal Savings & Loan Assoc. in Amount of \$18,000.00 (OVER)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except 1977-78 real property taxes which are a lien, but not yet due or payable, and any covenants, conditions, restrictions or easements of record.

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 \$ 37,500.00.

Dated this 13th day of October, 19 77

*Walter Marius Petersen*  
WALTER MARIUS PETERSEN - JEAN Y. PETERSEN  
*Joe L. Keller*  
JOE L. KELLER - ROSIE A. KELLER

STATE OF OREGON, County of KLAMATH ) ss.

October 13, 19 77 personally appeared the above named WALTER MARIUS PETERSEN, JEAN Y. PETERSEN, JOE L. KELLER and acknowledged the foregoing instrument to be THEIR voluntary act and deed. /& ROSIE A. KELLER

Before me:

*Kathy R. Mallama*  
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)

PETERSEN & KELLER

TO

PETERSEN, KELLER & BREVICK

After Recording Return to:

GRANTEE  
6103 HARLAN  
KLAMATH FALLS, OR 97601

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 \_\_\_\_\_

By \_\_\_\_\_ Deputy \_\_\_\_\_



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SUBJECT TO: (continued)

(3) Trust Deed recorded June 24, 1977 in favor of Security Savings & Loan Association in the amount of \$28,000.00.

Grantee herein agrees to assume and pay two existing mortgages and trust deed.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 14th day of October A. D. 19 77 at 11:35 clock A. M., and  
fully recorded in Vol. M77, of Deeds on Page 19664

Wm D. MILNE, County Clerk

By Bernetha J. Letach

Fee \$6.00