

37494

WARRANTY DEED (INDIVIDUAL) Vol. <sup>m</sup> 77 Page 19897

MICHAEL J. BRUNSDON and BARBARA ANN BRUNSDON, husband and wife

LAWRENCE M. MUELLER and JEAN D. MUELLER, husband and wife

all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 654 in Block 119 MILLS ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

SUBJECT TO: Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$23,200.00 Dated: May 4, 1976; Recorded: May 4, 1976; Book: M-76; Page: 6635; Trustor: Michael J. Brunson and Barbara Ann Brunson; Trustee: Transamerica Title Insurance Company; Beneficiary: United States National Bank of Oregon. The grantee herein agrees to assume and pay said Trust Deed obligation.

ALSO SUBJECT TO: Taxes for the year 1977-78 which are now a lien but not yet payable.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth in this document,

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 \$ 28,500.00

Dated this 17th day of October, 1977.

*Michael J. Brunson*  
Michael J. Brunson  
*Barbara Ann Brunson*  
Barbara Ann Brunson

STATE OF OREGON, County of Klamath ) ss.

On this 17th day of October, 1977 personally appeared the above named Michael J. Brunson and Barbara Ann Brunson and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Martha H. Lohs*  
Notary Public for Oregon

My commission expires: 7-21-81

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)

BRUNSDON

TO

MUELLER

After Recording Return to:

Transamerica Title  
Taxes to: U.S. National Bank  
P.O. Box 3347  
Portland, OR 97208

STATE OF OREGON, )  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 17th day of October, 1977, at 4:02 o'clock P.M. and recorded in book M77 on page 19897 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By *Bernetha H. Lohs* Deputy

Fee \$3.00