

40143

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KNOW ALL MEN BY THESE PRESENTS, That Samuel J. Slighton and Wilma F. Slighton, husband and wife,

for the consideration hereinafter stated to the grantor paid by Ellen Lorraine Burde Richard Burde and

hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath State of Oregon, described as follows, to-wit:

The S $\frac{1}{2}$  of Lot 1; and the S $\frac{1}{2}$  of Lot 2 EXCEPTING the Westelrly 20 feet, all in Block 1 of ORIGINAL TOWN OF LINKVILLE, now Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ALSO the Northwesterly  $\frac{1}{2}$  of vacated Pine Street adjoining the above described property.

Subject, however, to the following:

1. Sewer use charges, if any, due to the City of Klamath Falls.
  2. Easements for existing public utilities in vacated street areas.
- (for continuation of this deed see reverse side of this deed)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

and that grantor will warrant and forever defend the above granted 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 \$ 29,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the November 8, 1977; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Samuel J. Slighton  
Samuel J. Slighton

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,  
County of Klamath  
November 8, 1977

Personally appeared the above named Samuel J. Slighton and Wilma F. Slighton and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: July 7, 1980

STATE OF OREGON, County of Klamath ) ss.  
November 8, 1977  
Personally appeared 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 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)

NOTE—The sentence between the symbols @, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

## WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Post Office Box 100  
Klamath Falls, Ore.  
97601

STATE OF OREGON

County of

I certify that the within instrument was received for record on the day of 1977, at o'clock M., and recorded in book on page or as filing fee number, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By Title Deputy

3. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission recorded July 3, 1956 in Volume 284, page 438, Deed Records of Klamath County, Oregon, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
4. Agreement, including the terms and provisions thereof, dated September 23, 1975, recorded September 26, 1975 in Volume M75, page 11706, Microfilm Records of Klamath County, Oregon, between Andrew W. Brink and Alice N. Brink, husband and wife, Vendor and Samuel J. Slightom and Wilma F. Slightom, husband and wife, Vendee.
5. Easement for existing public utilities in vacated street area reserved by Ordinance No. 4849 and by the conditions imposed by said Ordinance, as contained in agreement recorded September 26, 1975 in Volume M75, page 11706, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Subscribed for record at request of Mountain Title Co.

on 8th day of December A. D. 1977 at 12:58 o'clock P. M., and

Subscribed and recorded in Vol. M77, of Deeds on Page 23797

Wm D. MILNE, County Clerk

By Bernetha H. Ketch

Fee \$6.00