

1-1-74

40405

WARRANTY DEED Vol. 77 Page 24157

KNOW ALL MEN BY THESE PRESENTS, That WALTER E. BROWN and NANETTE E. BROWN,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT D. WAITS and SANDRA G. WAITS, husband and wife, 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:
 SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO:

1. Rules, regulations and statutory powers of South Suburban Sanitary District and Klamath Irrigation District.
2. Conditions and restrictions, imposed by instrument, including the terms and provisions thereof, recorded July 11, 1950 in Volume 240, page 150, and amended by instrument recorded in Volume 258, page 247, all Deed Records, Klamath County, OR.
3. Reservations as contained in plat dedication.
4. Reservations as contained in Deed recorded in Volume 308, page 584, Deed Records of Klamath County, Oregon.

(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 except as specifically set forth hereinabove

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 \$ 49,500.00

Ⓞ 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 December, 19 77; 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.

(If executed by a corporation, affix corporate seal)

Walter E. Brown
Nanette E. Brown by Nanette E. Brown her Attorney in fact
Nanette E. Brown

STATE OF OREGON,)
 County of Klamath) ss.
December 13, 19 77

STATE OF OREGON, County of _____) ss.
 _____, 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 _____

Personally appeared the above named _____
Nanette E. Brown

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

Before me: Edna L. Lewis
 (OFFICIAL SEAL)
 Notary Public for Oregon
 My commission expires: 7-19-78

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: _____ (OFFICIAL SEAL)
 Notary Public for Oregon
 My commission expires: _____

GRANTOR'S NAME AND ADDRESS

 GRANTEE'S NAME AND ADDRESS
 After recording return to:
Mr. & Mrs. Robert D. Waits
4835 Frieda
City, 97601
 NAME, ADDRESS, ZIP
 Until a change is requested all tax statements shall be sent to the following address.
Klamath First Federal
540 Main Street
City, 97601
 NAME, ADDRESS, ZIP

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 _____ or as file/record number _____

Record of Deeds of said county.
 Witness my hand and seal of County affixed.

By _____ Recording Officer
 Deputy

SPACE RESERVED
 FOR
 RECORDER'S USE

EXHIBIT "A"
DESCRIPTION

24158

Lot 4, SUMMERS HEIGHTS, excepting therefrom the following:

A portion of Lot 4, SUMMERS HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 4, thence South along the Westerly boundary of said Lot, 40 feet to a point; thence Northeasterly to a point on the Easterly line of said Lot, said point being 12 feet South of the Northeast corner of said Lot; thence North 12 feet to the Northerly line of Lot 4; thence West to the point of beginning;

All of Lot 5, together with the $W\frac{1}{2}$ of vacated Summit Street, SUMMERS HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

} ss.

On this the 13th day of December, 19 77, personally appeared NANETTE E. BROWN, who, being duly sworn (or affirmed), did say that she is the attorney in fact for WALTER E. BROWN and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

W. Darlene J. Addington
(Signature)

My Commission Expires March 22, 1981

(Title of Officer)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 14th day of December, A. D. 1977, at 12:35 o'clock P.M., and
fully recorded in Vol. M77, of Deeds on Page 24157.

Wm D. MILNE, County Clerk

By *Bernetha R. Litch*

Fee \$6.00