

40680

MTC 4/37
WARRANTY DEED

Vol. 17 Page 24571

KNOW ALL MEN BY THESE PRESENTS, That

WILLIAM E. BRENNAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK H. McBAIN and EDITH McBAIN, 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:

Lot 20 in Block 3, TRACT NO. 1035, GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Setback provisions as delineated on the recorded plat.
2. Utility easement as delineated on the recorded plat along rear 8 feet.
3. Restrictions and easements as contained in plat dedication.
4. Covenants, conditions, restrictions and easements imposed by instrument recorded May 17, 1973 in Volume M73, page 5995.
5. Trust Deed in favor of First Federal Savings and Loan Association of Klamath Falls, recorded May 9, 1975 in Volume M75, page 4990, which the grantees herein agree to assume and pay according to the terms contained therein.

(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 set forth above and apparent upon the land,

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 \$ 55,750.00

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 19th day of December, 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.

(If executed by a corporation, affix corporate seal)

William E. Brennan
Sandy J. Brennan

STATE OF OREGON,)
County of Klamath) ss.
December 19, 1977

Personally appeared the above named William E. Brennan and Sandy J. Brennan

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

(OFFICIAL SEAL)

Before me:

Judy Blubaugh
Notary Public for Oregon
My commission expires: 8-23-81

STATE OF OREGON, County of) ss.
December 19, 1977

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

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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
Frank H. & Edith McBain	
5248 Orpine Court	
Klamath Falls, Oregon	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address:	
Klamath First Federal Savings	
540 Main Street	
Klamath Falls, Oregon	
NAME, ADDRESS, ZIP	

STATE OF OREGON,) ss.
County of Klamath)
I certify that the within instrument was received for record on the 20th day of DECEMBER, 1977, at 3:51 o'clock P.M., and recorded in book M77 on page 24571 or as file/reel number 40680, Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

Wm. D. MILNE

By Sandra Helod Recording Officer
Deputy

FEE \$ 3.00