

MOUNTAIN TITLE COMPANY

49670

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That WENDELL N. BROWN and WANDA M. BROWN
 husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by AMELIA FROST

, 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:

The South one-half of Lot 8, Block 212 of MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk 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 those of record 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 \$ 15,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, 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 6th day of June, 1978; 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)

Wanda M. Brown
Wendell N. Brown

STATE OF OREGON, }
 County of Klamath } ss.
June 6, 1978

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
Wendell N. Brown and Wanda M.
Brown,
 and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

_____ 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 be-
 half 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) *Deby Lynn Blum*
 Notary Public for Oregon
 My commission expires: 6-16-81

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:

Amelia Frost
1115 East Main 2346 Shasta Way
Klamath Falls, OR 97601
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, }
 County of Klamath } ss.

I certify that the within instru-
 ment was received for record on the
7th day of June, 1978,
 at 4:20 o'clock P.M., and recorded
 in book M78 on page 12167 or as
 file/reel number 49670
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Wm. D. Milne Recording Officer
 By *Deby Lynn Blum* Deputy

Fee \$3.00

MOUNTAIN TITLE COMPANY