

1-1-74

50932

WARRANTY DEED

Vol. 78 Page 14022

KNOW ALL MEN BY THESE PRESENTS, That EVELYN B. PARTEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PHYLLIS NELSON BROWN, 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 7, Block 8, Tract No. 1019, known as WINEMA PENINSULA UNIT NO. 2, in the County of Klamath, State of Oregon.

SUBJECT, however, to the following:

1. An easement created by instrument, including the terms and provisions thereof, Recorded : February 27, 1959 Book: 310 Page: 175
In favor of : Klamath Telephone and Telegraph Company
For : Telephone and telegraph line over SW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 27; NE $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 34, Twp 34 S., R 7 EWM.

2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Winema Peninsula Unit No. 2.

(Description continues on reverse side.)

(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 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 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 \$ 4,500.00
~~the whole or part of the consideration paid for this transfer, stated in terms of dollars, is \$ 4,500.00~~

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 22 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)

Evelyn B. Parten

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On JUNE 22, 1978

SS.

the undersigned, a Notary Public in and for said County and State, personally appeared EVELYN B. PARTEN

SS.

known to me to be the person X whose name is subscribed to the within instrument and acknowledged that she executed the same.

Signature

DeLores H. Davis

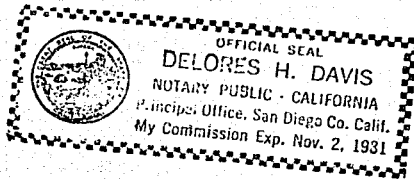
DeLores H Davis

Name (Typed or Printed)

Notary Public in and for said County and State

EHF-19 (10/70)

FOR NOTARY SEAL OR STAMP



and sworn, or is the or is the

coration, rate seal d in be- each of eed.

FICIAL SEAL)

STATE OF OREGON,

County of

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/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer

Deputy

Campo, California 92006

GRANTOR'S NAME AND ADDRESS

Phyllis Nelson Brown
612 Ewald Avenue South
Salem, Oregon 97302

GRANTEE'S NAME AND ADDRESS

After recording return to:

Phyllis Nelson Brown
612 Ewald Avenue South
Salem, Oregon 97302

NAME, ADDRESS, ZIP

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

Phyllis Nelson Brown
612 Ewald Avenue South
Salem, Oregon 97302

NAME, ADDRESS, ZIP

Description continues as follows:

3. Setback provisions as delineated on the recorded plat, 25 feet from front lot line.
4. Utility easements as delineated on the recorded plat along rear lot line.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

the 29th day of June A. D. 19 78 at 10:39 o'clock A.M., or

duly recorded in Vol. M78, of --Deeds on Page 14022

Wm D. MILNE, County Clerk

By Lernetha H. Hetch

Fee \$6.00