

1-174

57579

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Wendell N. Brown and Wanda Mae Brown, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William D. Schuldheisz, 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 23 in Block 306, DARROW 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.

Subject, however, to the following:

1. Taxes for the fiscal year 1978-1979, due and payable.
Amount: \$498.41, plus interest, if any
Account No. : 1-4023 Tax Lot 62-1
2. Sewer and water use charges, if any, due to the City of Klamath Falls.
3. Covenants, conditions and restrictions as contained in Deed recorded in Volume 85, page 91, Deed Records of Klamath County, Oregon, as per attached sheet entitled: "RESTRICTIONS FOR DARROW ADDITION, RESTRICTIONS FOR MILLS ADDITION AND MILLS SECOND ADDITION."

(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 \$26,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (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 30th day of October, 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)

Wendell N. Brown
Wanda Mae Brown

STATE OF OREGON,)
County of Klamath) ss.
October 30th, 1978

STATE OF OREGON, County of) ss.
Personally appeared _____, 19____, 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 Mae Brown, husband and wife,

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

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
Before me: _____
OFFICIAL SEAL
Notary Public for Oregon
My commission expires: 3/30/81

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL

NAME, ADDRESS, ZIP

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

same

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 30th day of October, 1978, at 3:28 o'clock P.M., and recorded in book M78 on page 24447 or as file/reel number 57579. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Berntha Sheth Recording Officer
Deputy
Fee \$3.00

SPACE RESERVED
FOR
RECORDER'S USE