

1-1-74

64847

WARRANTY DEED

Vol. 79 Page 7120

KNOW ALL MEN BY THESE PRESENTS, That

EDWARD B. BRENNAN

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

CATHERINE PRESTON and EDWARD C. BRENNAN, as tenants in common, 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 ATTACHED EXHIBIT "A"

(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 reservations, restrictions, rights of way and easements of record and those apparent on 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 \$ 96,000.00

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 ©, 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 27 day of March, 19 79; 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)

STATE OF OREGON, )  
County of Klamath ) ss.  
March 27, 19 79

Personally appeared the above named  
Edward B. Brennan

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

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 \_\_\_\_\_

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:

Susan J. Cahoon  
Notary Public for Oregon

My commission expires: 6-12-87

Edward Brennan

P.O. Box 144

Keno, Oregon

GRANTOR'S NAME AND ADDRESS

Catherine Preston &amp; Edward C. Brennan

4825 Laverne Street

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Catherine Preston

4825 Laverne Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Catherine Preston

4825 Laverne Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

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.

Recording Officer

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

ck  
6/24

**WESTVOLD & ASSOCIATES**  
**ENGINEERING & SURVEYING**

TELEPHONE 884-3691 or 882-3908  
2333 SUMMERS LANE - KLAMATH FALLS, OREGON 97601

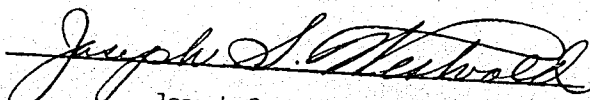
March 27, 1979

7121

LEGAL DESCRIPTION  
FOR  
PRELIMINARY TRACT 1189-MISTY MOUNTAIN

A tract of land situated in the NE $\frac{1}{4}$  of section 1, T40S, R7EWM, Klamath County, Oregon and being more particularly described as follows:

Beginning at a point on the north line of said NE $\frac{1}{4}$ , from which the northeast corner of said section 1 bears N89°58'04"E 974.80 feet; thence S00°19'56"E 411.40 feet to a point on the northwesterly right of way line of State Highway No. 66; thence S57°57'38"W, along said right of way line, 854.70 feet; thence N32°02'22"W 683.85 feet; thence along the arc of a curve to the right (radius = 230.00 feet and central angle = 31°45'14") 127.47 feet; thence N00°17'08"W 163.62 feet to a point on the north line of said NE $\frac{1}{4}$ ; thence N89°58'04"E 1120.76 feet to the point of beginning, EXCEPTING that tract of land deeded to the State Highway Department as described in Deed volume 104, page 557 of the Klamath County deed records, containing 14.60 acres, with bearings based on survey No. 2556, as recorded in the office of the Klamath County Surveyor.

  
Joseph S. Westvold

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Blair M. Henderson, Atty.  
his 30th day of March A. D. 1979 at 4:41 o'clock P M., an-  
tuly recorded in Vol. M79, of Deeds on Page 7120

Wm D. MILNE, County Clerk

By 

Fee \$6.00