

1-1-74

69841

WARRANTY DEED

Vol. 779 Page 15428

KNOW ALL MEN BY THESE PRESENTS, That Ellen R. Reed

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Hubert W. Bratton and Bertra M. Bratton, husband & wife, as tenants by the entire, 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:

A parcel of land containing 0.64 acres, more or less, situated in Lot 11, Block 3, SECOND ADDITION TO ALTAMONG ACRES; as shown in Recorded Survey No. 2569 on file in the office of the County Surveyor of Klamath County, Oregon; more particularly described as follows:
Beginning at a 5/8" iron rod on the Northerly right-of-way line of the U.S.R.S. Lateral A-3, being the Southwesterly corner of said Lot 11 and a corner on said parcel;
thence N 0°14'W--68.00 feet to a 1/2" iron rod;
thence S 88°52'E -- 306.70 feet to a 1/2" iron rod on the Westerly right-of-way line of Bisbee Street re-established in 1965 by the Klamath County Board of Commissioners;

(see 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

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 \$ 25,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 June 29, 1979; 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)

Ellen R. Reed

STATE OF OREGON,

County of Klamath } ss.
June 29, 1979

Personally appeared the above named Ellen R. Reed

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 9/1/80

Ellen R. Reed

4730 Bisbee Street

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Hubert W. & Bertra M. Bratton

4720 Bisbee Street

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Hubert W. & Bertra M. Bratton

4720 Bisbee Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Hubert W. & Bertra M. Bratton

4720 Bisbee Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, County of } ss.
June 29, 1979

Personally appeared and

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of 1979

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

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CLERK OF COUNTY

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thence along the said Westerly right-of-way line S 0°14'E -- 92.00 feet to a 1/2" iron rod;
thence leaving said Westerly right-of-way line N 89°17'W -- 257.61 feet to a 1/2" iron rod on the Northerly right-of-way line of the U.S.R.S. Lateral A-3;
thence along the said Lateral right-of-way line N 61°22'W -- 56.00 feet to the point of beginning.
The basis of bearings is Deed Volume M76, page 16447.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

xxx for record at request of xxxxxxxxxxxxxxxxxxxxxxx

this 29 day of JUNE A. D. 19 79 at 11:57 A. M., and
fully recorded in Vol. M79, of DEEDS on Page 15428

FEE: \$6.00

Wm D. MILNE, County Clerk

By Berntha Heloch