

1-1-74

70057

WARRANTY DEED

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15779

KNOW ALL MEN BY THESE PRESENTS, That **Harold E. Brown and Leona J. Brown**
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **Everett Harshman and Elma Harshman, husband and wife**, 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 2, Block 3, Tract No. 1042, Two Rivers North, 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 easements, reservations, restrictions and conditions of record and 1979-80 taxes not yet due and payable.**

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 \$ **40,000.00**

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole~~ consideration (indicate which).^① (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 17 day of June, 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)

STATE OF OREGON,

County of _____,

19____

Personally appeared the above named
Harold E. & Leona J. Brown

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-24-80

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 _____

_____, 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)

Notary Public for Oregon

My commission expires:

Harold E. & Leona J. Brown
36148 E Enterprise Rd.
Creswell, Oregon

GRANTOR'S NAME AND ADDRESS

Everett & Elma Harshman

P.O. Box 335

Seppner, Or. 97836

GRANTEE'S NAME AND ADDRESS

After recording return to:

KCTC

NAME, ADDRESS, ZIP

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

P.O. Box 335

Seppner, Or. 97836

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of **Klamath** ss.

I certify that the within instru-
ment was received for record on the
3rd day of July, 1979,
at 11:53 o'clock A.M., and recorded
in book 179 on page 15779 or as
file/reel number 70057,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

J. D. Milne

By Deane H. H. H. H. Recording Officer
Deputy

Fee \$3.00

SPACE RESERVED
FOR
RECORDER'S USE