

70936

STEVENS-NESS LAW PUB. CO., PORTLAND-ORE.

1967/50



KNOW ALL MEN BY THESE PRESENTS, That F. Ray Bramwell and Ida Marie Bramwell, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert D. Bramwell and Mary Bramwell

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:

Beginning at a point in the center line of Morningside Lane, a 40 foot road-way, from which the Northwesterly corner of the SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 21, Township 39 South, Range 9 E.W.M. bears South 88°50 $\frac{1}{2}$ ' West along the center line of the said Morningside Lane 795.0 feet and North 0°10' East along the Westerly boundary of the said Section 21 858.0 feet, and running thence South 0°10' West 475.8 feet, more or less, to a point in the Northerly boundary of the right of way of the United States Reclamation Service Projects No. 1-N Drain; thence North 88°48' East along the said right of way boundary line 160.0 feet; thence North 0°10' East 475.7 feet more or less, to a point in the said center line of Morningside Lane; thence South 88°50 $\frac{1}{2}$ ' West along the said center line 160.0 feet, more or less, to the point of beginning, situated in the SW $\frac{1}{4}$  of Section 21, Township 39 South, Range 9 East of the Willamette Meridian.

Subject to the right of way for one-half of Morningside Lane.

(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 Subject to the Mortgage dated February 2, 1973 and Grantees agree to assume and pay said Mortgage, recorded in Volume 73 at pages 1411, 1413 and 1414.

and that grantor will warrant and forever defend the above granted 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 \$15,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 15th day of March, 1973.

F. Ray Bramwell  
Ida Marie Bramwell

STATE OF OREGON, County of Klamath ss. March 15, 1973  
Personally appeared the above named F. Ray Bramwell and Ida Marie Bramwell

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

Before me: *Nancy Boggs*  
Notary Public for Oregon  
My commission expires 1-18-76.

NOTE: The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

## WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Robert Bramwell  
1250 Morningside Lane  
H. S. O.

(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

## STATE OF OREGON

County of Klamath ss.

I certify that the within instrument was received for record on the 19th day of July, 1979, at 4:34 o'clock P.M., and recorded in book M79 on page 17197 or as filing fee number 70936, Record of Deeds of said County.

Witness my hand and seal of County affixed.

W. D. Milne  
County Clerk

By *Penelope D. Dwyer* Deputy  
Fee \$3.00