

1-1-74

76034

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LOWELL L. BRANDT

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

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:

The Easterly 113 feet of Lot 12 in Block 3, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of 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 or restrictions, common to the area or apparent on the face of 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 \$ 11,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) and the same shall be stated in the body of this deed.~~

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 13th day of October, 1977; 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)

Lowell L. Brandt

STATE OF OREGON, }
 County of Klamath } ss.
 October 13, 1977

Personally appeared the above named
 Lowell L. Brandt

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

Before me:
 (OFFICIAL SEAL) *Madeline Lewis*
 Notary Public for Oregon
 My commission expires: 7/19/78

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:

Notary Public for Oregon
 My commission expires:

(OFFICIAL SEAL)

Lowell L. Brandt
 2817 Darrow
 Klamath Falls, Oregon 97601
 GRANTOR'S NAME AND ADDRESS

Claude Spray
 5557 Villa Drive
 Klamath Falls, Oregon 97601
 GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal
540 Main
City
 NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON, }
 County of Klamath } ss.

I certify that the within instrument was received for record on the 26th day of October, 1979, at 2:17 o'clock P. M., and recorded in book M79 on page 25299 or as file/recd number 76034, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
 By *Bernetha Whitlock* Recording Officer
 Deputy

Fee \$3.50