

77030

MTC - 8406 L

KNOW ALL MEN BY THESE PRESENTS, That Shan R. Britton and Vickie L. Britton

Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Leslie D. Reeves and Dorothy Reeves, 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 7 in Block 2, TRACT NO. 1088, FERNDAL, 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 as stated on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 52,000.00

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 GRS-93-036.)

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 15 day of November, 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.

Shan R. Britton

Vickie L. Britton

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, Idaho )  
County of Basia ) ss.  
11-6, 1979

Personally appeared the above named  
Shan R. Britton and  
Vickie L. Britton

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 1983

STATE OF OREGON, County of ) ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_, 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 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Shan R. Britton and Vickie L. Britton

GRANTOR'S NAME AND ADDRESS  
Leslie D. Reeves and Dorothy Reeves5540 Bartlett Street  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

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

as above

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/roll 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

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

27073

27073

2. Sewer and water use charges, if any, due to the City of Klamath Falls.
3. Building setback line 25 feet from street as shown on dedicated plat.
4. Utility easement as shown on dedicated plat. (Affects West 5 and rear 16 feet)
5. Reservations contained in plat dedication, to wit:  
 "Subject to: A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; Easements as shown on the annexed map are dedicated to the City of Klamath Falls for the regulation and placement of utilities, said easements to provide ingress and egress with any planting or structures placed thereon by the lot owner to be at his own risk; Additional restrictions as provided in any recorded protective covenants."
6. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Volume: M76, page 15696, Microfilm Records of Klamath County, Oregon  
 Amount: \$33,150.00

Mortgagor: Shan R. Britton and Vickie L. Britton, husband and wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Mountain Title Co.

this 19th day of November A. D. 1979 at 9:40 o'clock A.M., at

fully recorded in Vol. M79, of Deeds on Page 27072

Wm D. MILNE, County Clerk

Fee \$7.00

By Susan H. Hirsch

