

MOUNTAIN TITLE COMPANY

77553

WARRANTY DEED

MTC-8293-K

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KNOW ALL MEN BY THESE PRESENTS, That LANCE BROWN and JOYCE E. BROWN, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JULEE'S COUNTRY INN, INC., 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 thereto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at an iron pin on the Easterly right of way line of the Dalles-California Highway which lies South 19° 24' East a distance of 891 feet from the SW corner of Block 8 of CHEMULT, Oregon, and running thence; continuing South 19° 24' East along the Easterly right of way line of the Dalles-California Highway a distance of 176.8 feet and thence following the arc of a 3° 4' curve to the left a distance of 23.2 feet to an iron pin on the Easterly right of way line of the Dalles-California Highway; thence North 70° 36' East a distance of 261.5 feet to an iron pin on the forty line; thence North 0° 32' West along the forty line a distance of 211.4 feet to an iron pin on the Westerly right of way line of the S.P.R.R.; thence South 70° 36' West a distance of 330 feet more or less to the point of beginning, being in the SW 1/4 of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

-CONTINUED ON THE REVERSE SIDE OF THIS DEED -

(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 side 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 \$14,000.00

However, the actual consideration consists of an includes other property or value given or promised which is the whole consideration (indicate which of the above described premises or interests are included in the consideration)

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 8th day of November, 1979; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized (hereto by order of its board of directors).

(If executed by a corporation, affix corporate seal)

Lance Brown

Joyce E. Brown

STATE OF OREGON, County of Klamath, November 8, 1979.

STATE OF OREGON, County of Klamath, November 8, 1979.

Personally appeared the above named LANCE BROWN and JOYCE E. BROWN, husband and wife

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/83

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Mr. and Mrs. Lance Brown
c/o Chalet Restaurant
Chemult, OR 97731

GRANTOR'S NAME AND ADDRESS

Julee's Country Inn, Inc.
P.O. Box 86
Chemult, OR 97731

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

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/record number, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

- Continued from the reverse side of this deed -

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SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Easement, including the terms and provisions thereof, granted to Cascade Natural Gas Corporation, recorded in Volume 362, page 539, Records of Klamath County, Oregon, for the right to construct, operate and maintain a natural artificial gas distribution system.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 3rd day of December A. D. 1979 at 9:29 clock A. M., as

fully recorded in Vol. M79, of Deeds on Page 27910

Wm D. MILNE, County Clerk

Fee \$7.00

Bernetha H. Letts