

WARRANTY DEED

MTC-8374-R

B. M. 80 Page 500

KNOW ALL MEN BY THESE PRESENTS, That husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL TOMSON and SHARON TOMSON, hereinafter called and NOVA L. BROOKS, 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:

A parcel of land situated in the SW $\frac{1}{4}$ of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: The NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 36, EXCEPTING the Southerly 400 feet thereof and excepting that portion lying within the right way of the Klamath Northern Railroad. TOGETHER WITH an easement 60 feet in width for purposes of ingress and egress more particularly described as follows: The Northerly 60 feet of the Southerly 400 feet of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 36 lying West of the Klamath Northern Railroad right of way and the Easterly 60 feet of the Southerly 400 feet of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 36.

- 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 law, 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 \$19,750.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) 0 (This sentence between the symbols 0 and 0 is to be deleted. See ORS 20.020.)

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 15th 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.

(If executed by a corporation, affix corporate seal)

Witness John P. Quinn

Michael Tomson
MICHAEL TOMSON

Sharon Tomson
SHARON TOMSON

STATE OF OREGON,

County of _____

ss.

STATE OF OREGON, County of _____

ss.

19____

19____

Personally appeared _____ and _____

Personally appeared the above named _____

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

Before me:

_____ a corporation, 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.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

Mr. and Mrs. Michael Tomson
c/o REBO, Inc. P.O. Box 949
Grass Valley, CA 95945
GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Jeffrey A. Brooks
General Delivery
Crescent, OR 97733
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 _____

ss.

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/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____

Recording Officer

Deputy

-Continued from the reverse side of this deed-

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.

STATE OF CALIFORNIA)
COUNTY OF NEVADA) ss.

On this 4th day of December, 1979, before me, the undersigned, a Notary Public in and for said County, personally appeared John P. O'Brien, known to me to be the person whose name is subscribed to the within instrument as a witness thereto, who being by me duly sworn, deposed and said: That he, John P. O'Brien resides at Grass Valley, California, that he was present and saw Michael Tomson and Sharon Tomson personally known to him to be the persons described in and whose names are subscribed to the within and annexed instrument, executed the same, and that affiant subscribed his name thereto as a witness to said execution.

WITNESS my hand and Official Seal



Billi Allen
NOTARY PUBLIC in and for the
County of Nevada, State of
California

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.
this 10th day of January A. D. 1980 at 8:38 clock AM, and
fully recorded in Vol. M80, of Deeds on Page 500

Wm D. MILNE, County Clerk

By Servetha Sheloach
Fee \$7.00