38-21223 ENSINESS LAW PUBLISHING CO. PORTLAND. OR. 9720 FORM No. 633—WARRANTY DEED (Individual or Corporate). 4389WARRANTY DEED 1-1-74 Page 81611 80 KNOW ALL MEN BY THESE PRESENTS, That... LEONARD DAVID BROWN and PHYLLIS NELSON BROWN, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by..... CLARENCE RICHARD WELLS 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 ap-Lot 6, Block 8, Tract No. 1019, WINEMA PENINSULA UNIT NO. 2, in the County of Klamath, State of Oregon. SUBJECT, however, to the following: 1. An easement created by instrument, including the terms and pro-visions thereof, recorded February 27, 1959 in Book 310 at page 175, Deed Records, in favor of Klamath Telephone & Telegraph Company for telephone and telegraph line, over SW½, W½SN½SE½ Sec. 27; NE½NW½, N½SE½NW½, Sec. 34, Twp 34 S., R 7 EWM. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Winema Peninsula Unit No. 2. (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 noted of record as of the date of this deed and 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 \$7,000.00 OHowever, - the -actual consideration consists = of = or = includes - other - property - or -value - given - or - promised which - is the whele y consideration-(indicate-which).⁽⁾ (The sentence between the symbols⁽⁾, if not applicable, should be deleted. See ORS 93.030.) 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. 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. Leonard David Brown (If executed by a corporation, affix corporate seal) Brown Phyllis Nelson Brown Som) ss. STATE OF OREGON, County of ... STATE OF OREGON,) ss. . 19 County of Klamath Personally appeared ... who, being duly sworn, each for himsell and not one for the other, did say that the former is the Personally appeared the above named president and that the latter is the Phyllis. Nelson Brown , a corporation. and that the seal allixed to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-halt 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) Before me: (OFFICIAL SEAL) Notary Public for Oregon $\mathcal{O}_{W^{(2)}}$ My commission expires: 7-16-83 My commission expires: STATE OF OREGON, Leonard & Phyllis Brown P.O. Box 802 Chiloquin, Oregon 97624 County of I certify that the within instru-GRANTOR'S NAME AND ADDRESS Clarence Richard Wells P.O. Box 511 tent was received for record on theday of o'clock: ...M., and recorded Chiloquin, Oregon 97624 GRANTEE'S NAME AND ADDRESS at... ACE RESERVED in book coel/volume No..... on FORor as document/fee/file/ page After recording return to: PECORDER'S USE instrument/mixtofilm No. Winema Real Estate Report of Deeds of said county. P.O. Box 376 hand and seal of Chiloquin, Oregon 97624 Witness my County affixed. Until a change is requested all tax statements shall be sent to the following address NAME Clarence Richard Wells UTLE P.O, Box 511Deputy By Chiloquin, Oregon 97624

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