

1-1-74

81611

WARRANTY DEED

Vol. m Page 4389

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, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

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 SW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 27; NE $\frac{1}{4}$ NW $\frac{1}{4}$,
 N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 34, Twp 34 S., R 7 EWM.
2. 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

~~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 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.

In Witness Whereof, the grantor has executed this instrument this 27th day of February, 1980;
 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)

STATE OF OREGON,

County of Klamath

February 27, 1980.

Personally appeared the above named

Leonard David Brown &
Phyllis Nelson Brown

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

Before me: Nita Bar
 (OFFICIAL SEAL) Notary Public for Oregon
 My commission expires: 7-16-83

STATE OF OREGON, County of

Phyllis Nelson Brown

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

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 be-
 half 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:

Leonard & Phyllis Brown

P.O. Box 802

Chiloquin, Oregon 97624

GRANTOR'S NAME AND ADDRESS

Clarence Richard Wells

P.O. Box 511

Chiloquin, Oregon 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Winema Real Estate

P.O. Box 376

Chiloquin, Oregon 97624

NAME, ADDRESS, ZIP

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

Clarence Richard Wells

P.O. Box 511

Chiloquin, Oregon 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instru-
 ment was received for record on the
 day of 19
 at o'clock M., and recorded
 in book, reel/volume No. on
 page or as document/fee/file/
 instrument/microfilm No.
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

NAME

TITLE

By Deputy

80 MAR 7 PM 3 18

