

1967

86248

KNOW ALL MEN BY THESE PRESENTS, That WADE E. PITCHER and VELMA I. PITCHER, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by WARREN R. BROTHERTON and CHARLES R. BROTHERTON,

hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

A portion of Tract 16, KIELSMEIER ACRE TRACTS, more particularly described as follows: Beginning at the Southeast corner of said Tract 16, Kielsmeier Acre Tracts; thence North 0°05' East along the West boundary of Kane Street a distance of 54.0 feet; thence North 89°52' West parallel with the South line of said Tract 16 a distance of 150.0 feet; thence South 0°05' West parallel with Kane Street a distance of 54.0 feet to the South line of said Tract 16; thence South 89°52' East along the South line of said Tract 16; thence South 89°52' of said Tract 16

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, that the said premises are free from all encumbrances

and that grantor will warrant and forever defend the above granted 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 \$ 20,000.00

~~However, the actual consideration consists of or includes other property at value given or promised which is part of the consideration (indicate which).~~

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 6th day of September, 1974; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

September 9, 1974

Personally appeared the above named Wade E. Pitcher and Velma I. Pitcher, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-5-75

STATE OF OREGON, County of _____ ss.

, 19 _____

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 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

(SURVIVORSHIP)

TO

WARREN R. BROTHERTON
CHARLES R. BROTHERTON
19 FRONTAGE RD.

GOLD HILL, OR

47525

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 number _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Title.

By _____ Deputy.

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)


STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

Attach to your copy of the agreement

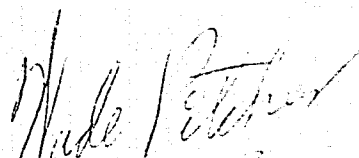
12305

A parcel of land situated in Tracts 15 and 16, Kielsmeier Acre Tracts, a duly recorded subdivision, being more particularly described as follows:

Beginning at a 5/8 inch iron pin on the westerly right of way line of Kane Street, said point being S 00°12'15" E 86.25 feet from the northeast corner of said Tract 15; thence N 89°52'00" W 166.37 feet; thence S 00°12'15" E 17.75 feet to the line common to said Tracts 15 and 16; thence N 89°52'00" W 281.13 feet to the northwest corner of said Tract 16; thence S 00°12'15" E 104.00 feet to the southwest corner of said Tract 16; thence S 89°52'00" E 297.50 feet; thence N 00°12'15" W 54.00 feet; thence S 89°52'00" E 150.00 feet to the said westerly right of way line of Kane Street; thence N 00°12'15" W 67.75 feet to the point of beginning, containing 0.95 acres, with the bearings based on the southerly line of said Tract 16 as being S 89°52'00" E as per the recorded plat of Kielsmeier Acre Tracts.


Charles R. Brotherton


Warren R. Brotherton


Wade Vetter

a distance of 150.0 feet, more or less, to the point of beginning.

Subject to: Liens or assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, water and irrigation rights in connection therewith; Any unpaid charges or assessments of the Enterprise Irrigation District; Rules, regulations, liens and assessments of South Suburban Sanitary District within the boundaries of which district said property is located; Reservations contained in Deed recorded July 26, 1934, on page 186 of Volume 100 of Deeds, records of Klamath County, Oregon; Easements and rights of way of record or apparent on the land, if any; and to real property taxes for fiscal year commencing July 1, 1974, which are now a lien but not yet payable.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Klamath First Federal Savings
 this 1st day of July A. D. 1980 at 10:00 o'clock A. M., and
 duly recorded in Vol. MS0, of Deeds on Page 12004

W. D. MILNE, County Clerk

By Bernetha H. Hetch

Fee \$10.50