

89977

JAC HOLZMAN

GRANT F. BROWN and LOIS M. BROWN, hereinafter called grantor, convey(s) to  
husband and wife  
of KLAMATH, State of Oregon, described as: all that real property situated in the County

SEE ATTACHED EXHIBIT "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
as shown on attached exhibit "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

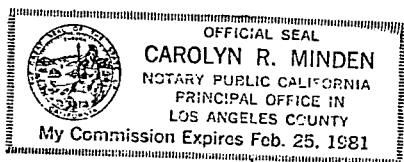
The true and actual consideration for this transfer is \$ 150,000.00.

Dated this 19<sup>th</sup> day of August, 19 80

JAC HOLZMAN

CALIFORNIA  
STATE OF OREGON, County of LOS ANGELES ) ss.

On this 19<sup>th</sup> day of August, 19 80 personally appeared the above named  
Jac Holzman and acknowledged the foregoing  
instrument to be his voluntary act and deed.



Before me:

Carolyn R. Minden

Notary Public for Oregon CALIFORNIA

My commission expires: 2-25-81

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- \*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

Mr. & Mrs. Grant F. Brown  
Rt 1, Box 323  
Bonanza, OR 97623

Tapes To: Dept of Veterans  
Affairs, 1225 Ferry S.E.,  
Salem, OR 97310

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 \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By

Deputy

EXHIBIT "A"

17961

The NW $\frac{1}{4}$  Section 20, Township 35 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon,

TOGETHER WITH an undivided one-half interest in that certain irrigation pump and well presently located in the E $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 21, Township 35 South, Range 10 East of the Willamette Meridian, with the right to irrigation water from said well and access to and from said pump and well together with the joint right of use and maintenance of said pump and well for so long as vendee shall pay one-half of the expense of maintaining and operating said pump and well and irrigation ditches leading therefrom constructed for the benefit of vendee's property being conveyed hereunder.

SUBJECT TO: 1. An easement recorded April 24, 1959 in Book 312 at Page 47 and re-recorded July 28, 1961 in Book 331 at Page 275 in favor of The California Oregon Power Company, a California Corporation for Electric transmission and distribution lines

2. Reservations, including the terms and provisions thereof, in deed from Theodore Allen Crume, a single man, to Carl Kazarian, et ux., recorded March 12, 1963 in Book 343 at Page 542, Deed Records, for a right of ingress and egress to and from that certain Cemetary located on the land.

3. An easement dated July 15, 1970 and recorded September 4, 1970 in Book M-70 at Page 7833 in favor of Earle E. Hurlbutt and Frances C. Hurlbutt

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 22nd day of September A. D. 1980 at 11:31 clock A M., and

fully recorded in Vol. N80, of Deeds on Page 17960

Wm D. MILNE, County Clk

By Bernice A. Helich

Fee \$7.00