

WARRANTY DEED

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Vol. 178 Page 19745

KNOW ALL MEN BY THESE PRESENTS, That James D. Martin and Madeline P. Martin, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William Lyle Brown and Frances Sclara Brown, 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:

Lot 4, Block 4, Original Plat of Klamath River Acres of Oregon, Ltd. according to the official plat thereof on file in the records of Klamath County, Oregon.

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 those noted above and those apparent on the land, if any,

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 \$ 32,000.00 and that ~~the whole or part of the consideration (indicate which) (If the sentence between the symbols 0, if not applicable, should be deleted. See ORS 93.036.)~~

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 18th day of July, 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)

James D. Martin
Madeline P. Martin
James D. Martin
Madeline P. Martin

STATE OF OREGON,
County of Klamath } ss.
July 18, 1979

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19____

_____ and
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 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.

Personally appeared the above named
James D. Martin and Madeline P. Martin
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 9-27-82

Notary Public for Oregon
My commission expires: _____ (OFFICIAL SEAL)

James D. and Madeline P. Martin
Route 5, Box 1044
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS
William Lyle and Frances Brown

GRANTEE'S NAME AND ADDRESS
After recording return to:
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.
I certify that the within instrument was received for record on the 9th day of October, 1980, at 3:53 o'clock P.M., and recorded in book N80 on page 19745 or as file/reel number 91104
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne
Recording Officer
By Berntha Shelock Deputy

fee \$3.50