

1:185 MTC-10203-L

WARRANTY DEED

Vol. M8/ Page 11581

KNOW ALL MEN BY THESE PRESENTS, That

Jeffrey A. Brooks and Nova L. Brooks, Husband and Wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Rodney L. Saner and Deanna L. Saner, Husband and Wife 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:

A parcel of land situated in the SW $\frac{1}{4}$  of Section 36, Township 24 South, Range 8 East of the Willamette Meridian Klamath County, Oregon, more particularly described as follows:  
The NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 36, EXCEPTING the Southerly 400 feet thereof and excepting that portion lying within the right of way of the Klamath Northern Railroad.

TOGETHER WITH an easement 60 feet in width for purposes of ingress and egress more particularly described as follows:

The Northerly 60 feet of the Southerly 400 feet of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of said Section 36 lying West of the Klamath Northern Railroad right of way and the Easterly 180 feet of the Southerly 400 feet of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of said Section 36.

(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 those stated on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$35,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 23.030.)

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 25 day of June, 1981, 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)

Jeffrey A. Brooks  
Nova L. Brooks

Nova L. Brooks

STATE OF OREGON, County of Klamath, ss. June 25<sup>th</sup>, 1981.

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 \_\_\_\_\_

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.

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

Personally appeared the above named

Jeffrey A. Brooks and Nova L. Brooks

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 7/24/83

Jeffrey A. Brooks and Nova L. Brooks

Box 58

Crescent, Oregon 97733

GRANTOR'S NAME AND ADDRESS

Rodney L. and Deanna L. Saner

1860 Blanco

Eugene, Oregon 97401

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

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

as above

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of \_\_\_\_\_ 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/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

Deputy

By \_\_\_\_\_

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

2. Trust Deed including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein: SAID DEED OF TRUST GRANTEE HEREIN AGREES TO ASSUME AND PAY:

Dated: November 15, 1979

Recorded: January 10, 1980

Volume: M80, page 502, Microfilm Records of Klamath County, Oregon

Amount: \$15,800.00

Grantor: Jeffrey A. Brooks and Nova L. Brooks, husband and wife

Grantee: Mountain Title Company

Beneficiary: Michael Tomson and Sharon Tomson, Husband and Wife

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 26th day of June A.D. 19 81 at 2:11 o'clock P.M.

duly recorded in Vol. M81, of Deeds on Page 11581

By Evelyn Biehn, County Clerk

Fee \$7.00

