

7422

T/A # M-38-1523-1
WARRANTY DEED (INDIVIDUAL)

Vol. 1781 Page 21398

WILLIAM C. DRUMMOND

FRANK S. BROWN and VIVA J. BROWN, husband and wife, hereinafter called grantor, convey(s) to
all that real property situated in the County
of Klamath, State of Oregon, described as:

The Northeasterly half of Lot 1, Block 40, HOT SPRINGS ADDITION
TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of
Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____

See 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 \$ 31,630.44

Dated this 14th day of December, 19 81.

William C Drummond

STATE OF OREGON, County of Klamath) ss.

On the 14th day of December, 19 81 personally appeared the above named
William C. Drummond and acknowledged the foregoing
instrument to be his voluntary act and deed.

Before me:

Dorlene F. Addington
Notary Public for Oregon
My commission expires: 3-22-85

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. Frank S. Brown
542 Pacific Terrace,
City, 97601

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 _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By _____ Deputy

EXHIBIT "A"

SUBJECT TO:

1. Well Agreement, including terms and provisions thereof, dated February 3, 1978, recorded February 17, 1978 in Book M-78 at page 3069, between H. D. Anderson and Audrey Rae Anderson, and William C. Drummond and Eva Louise Drummond.
 2. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$31,500.00
- Dated : February 6, 1978
 Recorded : February 17, 1978 Book: M-78 Page: 3071
 Trustor : William C. Drummond and Eva Louise Drummond
 Trustee : William Sisemore
 Beneficiary : Klamath First Federal Savings and Loan Association
- which Trust Deed the Grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~in~~ EXHIBITthis 15 day of December A.D. 19 81 at 11:20 clock A.M., atduly recorded in Vol. M 81, of Deeds on Page 21398

Fee \$8.00

By EVELYN BIEHN, County Clerk
[Signature]