

30413890

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

Patrick James Brennan and Patsy L. Brennan, Husband and Wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 Randall L. Chastain and Debbie J. Chastain, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 2, Block 12, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, according to
 the official plat thereof on file in the office of the County Clerk of Klamath
 County, Oregon.

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

and that
 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 \$ 57,350.00
 However, the actual consideration consists of or includes other property or value given or promised which is
 the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted: See ORS 93-030.)

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 23 day of July, 19 82;
 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.

Patrick James Brennan
 Patrick James Brennan

Patsy L. Brennan
 Patsy L. Brennan

(If executed by a corporation,
 off its corporate seal)

STATE OF OREGON,

County of Klamath

7-23, 19 82.

Personally appeared the above named

Patrick James Brennan and Patsy

L. Brennan

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

Before me:
 (OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11-20-85

STATE OF OREGON, County of

) ss.

Personally appeared, 19

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 be-
 half 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:

(OFFICIAL
 SEAL)

Notary Public for Oregon

My commission expires:

Patrick James Brennan and Patsy L. Brennan

5422 Sherwood Drive
 Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Randall L. Chastain and Debbie J. Chastain
 1815 Oregon Avenue
 Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

) ss.

County of

I certify that the within instru-
 ment was received for record on the

day of

19

at o'clock M., and recorded

in book on page or as

file/roll number.

Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Recording Officer

By Deputy

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls. 9462
2. An easement dated June 26, 1905 and recorded May 18, 1907 in Volume 22, page 479, Records of Klamath County, Oregon, in favor of the United States of America.
3. An easement dated May 1, 1945 and recorded May 15, 1945 in Book 176, page 284, in favor of California Oregon Power Company for right of way for pole lines.
4. Reservations and restrictions as contained in plat dedication, to-wit:
"All building restrictions of the R75 Zone of the City of Klamath Falls, as of the date of recording, easements as shown on the annexed map are dedicated to the City of Klamath Falls for the regulation and placement of utilities, said easements to provide ingress and egress for construction and maintenance of said utilities, with any planting or structures placed thereon by the lot owner to be at his own risk; additional restrictions as provided in any recorded protective covenants."
5. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume M76, page 13888, Microfilm Records of Klamath County, Oregon.
6. Subject to an 8 foot utility easement along rear lot line as shown on dedicated plat.
7. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: December 27, 1978
Recorded: December 28, 1978
Volume: M78, page 28875, Microfilm Records of Klamath County, Oregon
Amount: \$42,500.00
Mortgagor: Patrick James Brennan and Patsy L. Brennan, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P03711) Said mortgage buyers agree to assume and pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 23 day of July

A. D. 1982

11:41

at 11:41 o'clock A.M.

July recorded in Vol. M 82, of Deeds

on 9461.

Fee \$8.00

EV-LYN B. BERN, Clerk

By

Joyce M. B. B. B.