

14494

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JANICE R. DAILEY, 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 38, GRACE PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- continued on the reverse side of this deed -

(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 stated on the reverse side of this deed and 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 \$ 40,493.98.
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration indicated 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 11th day of August, 1982; 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.

Gena R. Brightman
GENA R. BRIGHTMAN

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath,
August 11, 1982

Personally appeared the above named
GENA R. BRIGHTMAN

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 6/19/83

STATE OF OREGON, County of _____, 19____.

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 _____

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.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Mrs. Gena R. Brightman
5561 Bartlett
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Mrs. Janice R. Dailey
5840 Denver
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

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.

By _____ Recording Officer
Deputy

SPACE RESERVED FOR RECORDER'S USE

SUBJECT TO:

1. Taxes for the fiscal year 1982-1983, a lien, not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
3. Assessments, if any, due to the City of Klamath Falls, for water use.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
5. A 25 foot building setback line as shown on dedicated plat.
6. Reservations contained in plat dedication, to wit:
"Hereby reserve an easement for future sewer and other utilities along back line of lots."
7. Right of way, including the terms and provisions thereof, from Marion Petersen, a single man, to The California Oregon Power Company, a California corporation, dated May 13, 1943, recorded May 18, 1943, in Deed Volume 155, page 304, Records of Klamath County, Oregon. (Blanket easement)
8. 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 2, 1977
Recorded: December 2, 1977
Volume: M77, page 23389, Microfilm Records of Klamath County, Oregon
Amount: \$28,263.00
Mortgagor: Dennis A. Brightman and Gena R. Brightman, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (M78125)

The Grantee named on the reverse side of this deed hereby agrees to assume and pay the above described Mortgage.

9. 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: June 14, 1979
Recorded: June 14, 1979
Volume: M79, page 14133, Microfilm Records of Klamath County, Oregon
Amount: \$14,000.00
Mortgagor: Dennis A. Brightman and Gena R. Brightman, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P14323)

The Grantee named on the reverse side of this deed hereby agrees to assume and pay the above described Mortgage.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 12 day of August A.D. 1982 at 9:48 o'clock A.M. 1982
duly recorded in Vol. M 82, of Deeds on a 10389

Fee \$8.00

By EVELYN BIEHN, Count

Joyce M. Davis