

1-1-74

16815

K-35452
WARRANTY DEEDVol. M82 Page 14508

KNOW ALL MEN BY THESE PRESENTS, That

GRANT F. BROWN and LOIS M. BROWN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

FRED G. BROWN, a single man

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:

SE $\frac{1}{4}$ Section 18, NE $\frac{1}{4}$ Section 19 in Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Subject to reservations, restrictions, rights of way of record and those apparent upon the land;

Reserving to Grantors herein, an easement for ingress and egress and for water purposes across the S $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 19, Township 35 S. R. 10 E. W. M.

(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

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 \$295,000.00

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 1st day of November, 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.

(If executed by a corporation, affix corporate seal)

Grant F. Brown
GRANT F. BROWN

Lois M. Brown
LOIS M. BROWN

STATE OF OREGON, County of _____) ss.
November 1, 1982.

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 _____

_____ 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 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Klamath

November 1, 1982.

Personally appeared the above named

Grant F. Brown and Lois M. Brown, husband and wife

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

Before me:

Notary Public for Oregon
My commission expires: 8/27/83

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Fred G. Brown

Rt. 1, Box 323

Bonanza, OR 97623

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

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 1 day of Nov, 1982 at 2:57 o'clock PM., and recorded in book/reel/volume No. M82 on page 14508 or as document/fee/tile/instrument/microfilm No. 16815, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Deputy Deputy
Fee \$4.00