

MOUNTAIN TITLE COMPANY INC.

22160

MTL 12226-K WARRANTY DEED

Vol. M83 Page 5168

KNOW ALL MEN BY THESE PRESENTS, That FRANCES H. PLOWMAN, Personal Representative for the Estate of Hilda S. Matney hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JONATHAN BRANIGAR and TERESA K. BRANIGAR, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 9, Block 216, MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Reservations and restrictions as contained in Deed from Klamath Korporation, recorded in Volume 41, page 182, Deed Records of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY INC.

(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 above 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 \$ 15,000.00

~~Howsoever the above consideration may be paid or the same may be applied to the payment of the purchase price of the premises, the whole or any part of the consideration (indicate which) is hereby acknowledged.~~ 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 5 day of April, 1983; 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)

STATE OF OREGON)
County of Klamath) ss.
April 5, 1983

Personally appeared the above named FRANCES H. PLOWMAN, Personal Representative for the Estate of Hilda S. Matney and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

(OFFICIAL SEAL) Notary Public for Oregon

My commission expires:

September 23, 1985

Frances H. Plowman, Personal Representative
Rt. 1 Box 626B
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Jonathan Branigar
1435 Marhn St.
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) ss.
19

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:

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 6th day of April, 1983, at 2:29 o'clock P. M., and recorded in book M83 on page 5168 or as file/reel number 22160

Record of Deeds of said county.

Witness my hand and seal of County affixed.

EVELYN BIEHN COUNTY CLERK

Recording Officer

By Deputy

SPACE RESERVED FOR RECORDER'S USE

4.00

MOUNTAIN TITLE COMPANY INC.