

1-1-74

22838

SPECIAL WARRANTY DEED

Vol. 113 Page 6349

KNOW ALL MEN BY THESE PRESENTS, That FRANK H. BROWN and ALICE O. BROWN, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto FRANK H. BROWN and ALICE O. BROWN, husband and wife hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Beginning at a point which lies North 1°14' West a distance of 680.3 feet and South 89°26' West 1,040 feet from the iron pin which marks the Section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and running thence; continuing South 89°26' West a distance of 21.1 feet to the Easterly Right of Way line of the U.S.R.S. Drain; thence North 34°19' West a distance of 172.9 feet to a point on the South Boundary of Townsend Tracts; thence North 89°24' East, along said boundary a distance of 115.50 feet; thence South 1°14' East a distance of 143.9 feet, more or less, to the point of beginning, in the S½N½SE¼SE¼ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, 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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ NONE. 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 6th day of October, 1977; 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.
October 7, 1977

Personally appeared the above named

Frank H. Brown
Alice O. Brown
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Evelyn L. Bennett
(OFFICIAL SEAL) Notary Public for Oregon

My commission expires April 29, 1980

STATE OF OREGON, County of Klamath } ss.
October 7, 1977

Personally appeared Frank H. Brown and Alice O. Brown 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Frank H. Brown
1505 Madison #39
Klamath Falls Ore
NAME, ADDRESS, ZIP 97601

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 26th day of April, 1983, at 1:18 o'clock P.M., and recorded in book M33 on page 6349 or as file/reel number 22838. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
Recording Officer
By: [Signature] Deputy

Fee \$4.00

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