

30510

WARRANTY DEED
 MTC 13133

Vol. 1183 Page 19462

KNOW ALL MEN BY THESE PRESENTS, That R. J. BRINEGAR and ADELE M. BRINEGAR, husband and wife, hereinafter called the Grantor, for the consideration hereinafter stated to the Grantor paid by Elwyn Jacobson and JACKIE SALZER, hereinafter called the Grantees, does hereby grant, bargain, sell and convey unto the Grantees, not as Tenants in Common but with the right of survivorship, their assigns and the heirs of the survivor of said Grantees, all of the following described real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 10, Block 39, HOT SPRINGS 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 the following:

1. Reservations and restrictions as set out in Deed from Klamath Development to H.F. Roskemp in Volume 65, page 166, Deed Records of Klamath County, Oregon.
2. Any encroachments, unrecorded easements, violations of conditions, covenants and restrictions, and any other matters which would be disclosed by a correct survey.
3. Proof that there are no parties in possession, or claiming to be in possession, other than above vestees.
4. Any statutory liens for labor or material, including liens for contributions due to the State of Oregon or unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage, which liens do not now appear of record.

To Have and to Hold the above described and granted premises unto the said Grantees, their assigns and the heirs of such survivor, forever; provided that the Grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the Grantees. And Grantor hereby covenants to and with Grantees and their heirs and their assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those assumed by Grantee above and those imposed by the Grantee and that Grantor will warrant and for ever 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 \$35,000.00 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.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate

city or county planning department to verify approved uses.

In Witness Whereof, the grantor has executed this instrument this 10th day of November, 1983.

R. J. Brinegar
R. J. BRINEGAR

Adele M. Brinegar
ADELE M. BRINEGAR

STATE OF OREGON)
) ss.
County of Klamath)

November 10, 1983.

Personally appeared the above named R.J. Brinegar and Adele M. Brinegar and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Barlene J. Fowler
NOTARY PUBLIC for Oregon
My Commission expires: 10-16-84

Grantor's name and address: Grantee's name and address:

R. J. Brinegar
Adele M. Brinegar
3100 Surber Rd SE Sp 317
Salem, OR 97302

Elwyn Jacobson
Jackie Salazar ZER
1948 Esplanade
Klamath Falls, OR 97601

After recording return to:

Mail tax statements to:

Elwyn Jacobson
Jackie Salazar ZER
c/o KFFS+L
540 Main St.
Klamath Falls, OR 97601

Elwyn Jacobson
Jackie Salazar ZER
c/o KFFS+L
#09-04-12538

STATE OF OREGON)
) ss.
County of Klamath)

I certify that the within instrument was received for record on the 10th day of November, 1983, at 3:12 o'clock PM., and recorded in book/reel/volume No. M83 on page 19462 or as document/fee/file/ instrument/microfilm No. 30510 Record of Deeds of said county.

Evelyn Biehn, County Clerk
Name Title
By Lam Smith

Fee: \$8.00