

31211

WARRANTY DEED

Vol. M88 Page 20679

KNOW ALL MEN BY THESE PRESENTS, That ORVILLE DE VAUL and NANCY DE VAUL,
 husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DOUGLAS A. BRASHEAR and NEVA M. BRASHEAR, husband and wife
 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:

The central 36 feet and 8 inches of Lots 6 and 7, Block 9 of EWAUNA HEIGHTS 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, more particularly described as follows:
 Beginning on the Easterly line of Second Street at a point thereon 36 feet and 8 inches Southeastly from the most Westerly corner of Lot 6 aforesaid; thence Southeastly along said line of Second Street 36 feet and 8 inches; thence Northeastly and parallel with Jefferson Street, 104.2 feet, more or less, to the Easterly line of Lot 7 aforesaid; thence Northwesterly along the said line of Lot 7, 36 feet and 8 inches; thence Southwesterly and parallel with Jefferson Street, 104.2 feet, more or less to the place of beginning.

MOUNTAIN TITLE COMPANY INC.

- 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

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 \$31,330.93

However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 2nd day of December, 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.
December 2, 19 83

Personally appeared the above named ORVILLE DE VAUL for himself and as attorney-in-fact for NANCY DE VAUL and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of NANCY DE VAUL } ss.
 19 83

Personally appeared

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.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Orville De Vaul and Nancy DeVaul
10729 Pecos Apt. 5
North Glen, CO 80234

GRANTOR'S NAME AND ADDRESS

Douglas A. Brashear and Neva M. Brashear
429 N. 2nd
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 December, 1983, at 10 o'clock M., and recorded in book 10729 on page 5 or as file/reel number 10729

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Orville De Vaul Recording Officer
Nancy De Vaul Deputy

MOUNTAIN TITLE COMPANY INC.

27305

- continued from the reverse side of this deed -

11515
20680

SUBJECT TO:

1. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: May 3, 1979

Recorded: November 7, 1979

Volume: M79, page 10322, Microfilm Records of Klamath County, Oregon

Amount: \$29,300.00

Grantor: Orville DeVaul and Nancy DeVaul, husband and wife

Trustee: Transamerica Title Insurance

Beneficiary: First National Bank of Oregon

The Grantees named on the reverse side of this deed hereby agree to assume and pay the above described Trust Deed.

"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."

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 2nd day of Dec. A.D. 19 83
at 4:07 o'clock P M, and duly
recorded in Vol. M83 of Deeds
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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00