

35640

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LEROY F. FERNLUND hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HARLAND LEROY BRUNK and SARA BRUNK, 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:

A tract of land being a portion of Lot 9, as shown on the plat map entitled "Fair Acres Sub-Division Number 1" more particularly described as follows:
Beginning at a point on the Eastern line of Wiard Street, said point being the South-western corner of said Lot 9 running thence along said Eastern line of Wiard Street, North 54.60 feet to a point; thence North 88° 34' 00" East 312.26 feet to a point on the Eastern lot line of said Lot 9; thence South 1° 06' East 55.95 feet to the Southeastern corner of said Lot 9; thence along the southern line of said Lot 9, South 88° 48' 50" West 312.26 feet to the point of beginning.

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

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 \$ 34,000.00

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.

In Witness Whereof, the grantor has executed this instrument this 16th day of April, 1984; 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.

Leroy F. Fernlund
LEROY F. FERNLUND

(If executed by a corporation, affix corporate seal)

STATE OF OREGON
County of Klamath
April 16, 1984

Personally appeared the above named LEROY F. FERNLUND and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Kristin L. Redd
Notary Public for Oregon
My commission expires: 11/16/87

STATE OF OREGON, County of _____ ss.

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 _____

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)

Leroy F. Fernlund
P.O. Box 131
Bonanza, OR 97623
GRANTOR'S NAME AND ADDRESS

Harland Leroy & Sara Brunk
1419 Wiard Street
Klamath Falls, OR 97603
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, _____ ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____,

at _____ o'clock _____ M., and recorded in book _____ on page _____ or as tile/reel number _____
Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
3. Reservations as contained in instrument recorded April 28, 1931, in Volume 95, page 153, Deed Records of Klamath County, Oregon, to wit:
"The right at any time to construct, build, and erect ditches, telephone lines, telegraph lines, and electric power in and upon said premises and to keep and maintain the same; siad right to be for the benefit of the lands and premises adjoining the above described land."

"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 17th day of April A.D. 19 84
at 1:20 o'clock P M, and duly
recorded in Vol. M84 of Deeds
Page 6343

EVELYN BIEHN, County Clerk

By Sam Smith Deputy

Fee 8.00

