

KNOW ALL MEN BY THESE PRESENTS, That TODD A. BRUMBACH and GLENDA B. BRUMBACH, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHESTER L. SWEARINGEN and HENRIETTA G. SWEARINGEN, husband and wife, and SUE ALEXANDER, not as hereinafter called tenants in common, but with the right of survivorship, 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 South 70 feet of Lots 45, 46, 47 and 48 in Block 8, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk 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 shown on the reverse of this deed and those of record and apparent upon the land, 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 \$ 41,500.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ①, 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 22nd day of Oct., 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.

(If executed by a corporation, affix corporate seal)

Todd A. Brumbach  
Todd A. Brumbach

Glenda B. Brumbach  
Glenda B. Brumbach

STATE OF OREGON,

County of ada

10/24, 1984

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)

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: \_\_\_\_\_

TODD A. BRUMBACH and GLENDA B. BRUMBACH

GRANTOR'S NAME AND ADDRESS

CHESTER L. SWEARINGEN, HENRIETTA G. SWEARINGEN & SUE ALEXANDER

6510 Sorrel Ct. Klamath Falls

GRANTEE'S NAME AND ADDRESS

OR 97603

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ) ss.

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 file/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

## 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. Sewer and water use charges, if any, due to the City of Klamath Falls.
4. Reservations in dedication of St. Francis Park as follows:  
"The right is hereby reserved to conduct water through ditches or pipes for irrigation, domestic or drainage purposes across all streets, alleys, boulevards and lots."

5. Reservations and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume 146, page 187, Deed Records of Klamath County, Oregon, to wit:

"First--The value of dwelling houses to be constructed on said property shall be in the amount of not less than \$2,000.00 of approved floor plans, designs and mode of construction to be approved by grantors or assigns.

Second--The principal buildings shall be built on a building line Twenty five feet from property line fronting street, and no permanent fences or other buildings shall be built nearer the street than the front line of the principal building."

6. 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: December 21, 1972

Recorded: January 5, 1973

Volume: M73, page 203, Microfilm Records of Klamath County, Oregon

Amount: \$13,000.00

Grantor: Rocky R. Lyons and Shirley E. Lyons, husband and wife

Trustee: Transamerica Title Insurance Co.

Beneficiary: First National Bank of Oregon

Grantees as they appear on the reverse of this deed DO NOT agree to assume said Trust Deed.

7. 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: June 3, 1980

Recorded: June 4, 1980

Volume: M80, page 10062, Microfilm Records of Klamath County, Oregon

Amount: \$31,000.00

Grantor: Todd A. Brumbach and Glenda R. Brumbach, husband and wife

Trustee: Transamerica Title Insurance Company

Beneficiary: Roger G. Welty and Peggy M. Welty, husband and wife

Grantees as they appear on the reverse of this deed, agree to assume said Trust Deed and to pay said Trust Deed in full.

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:ss

I hereby certify that the within instrument was received and filed for record on the 23rd day of October A.D., 1984 at 11:53 o'clock A M, and duly recorded in Vol M84, of Deeds on page 18251.

EVELYN BIEHN, COUNTY CLERK

by: [Signature], Deputy

Fee: \$8.00