

45963

85 FEB 15 P2:03

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That _____ and Jean E. Patscheck, husband and wife _____ hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____ Troy H. and Jeanette R. Brassfield, husband and wife _____, hereinafter called 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 North $\frac{1}{2}$ of the South West $\frac{1}{4}$ of the South East $\frac{1}{4}$ of the North West $\frac{1}{4}$ of Section 2 Township 37 South, Range 11 East, Willamette Meridian, consisting of five acres more or less.

Subject to;

a non-exclusive easement for the purpose of ingress and egress over a 30 foot road as it now is constructed and exists.

(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

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 \$ 1,995.00

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 (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 January, 1985; 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.

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.

Jean E. Patscheck

STATE OF CALIFORNIA

COUNTY OF Orange

SS.

) ss.

On January 22, 1985

before me, the undersigned, a Notary Public in and for said State, personally appeared Raymond R. Patscheck and Jean E. Patscheck

_____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person _____ whose name _____ are _____ subscribed to the within instrument and acknowledged that _____ executed the same.

WITNESS my hand and official seal.

_____ and
who, being duly sworn,
say that the former is the
and that the latter is the
if _____

_____, a corporation,
sent is the corporate seal
signed and sealed in be-
of directors; and each of
untary act and deed.

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)



OFFICIAL SEAL
BARBARA FOX
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My comm. expires JUN 12, 1987
(This area for official notarial seal)

STATE OF OREGON,

) ss.

County of _____ Klamath _____

I certify that the within instrument was received for record on the 15th day of February, 1985, at 2:03 o'clock P.M., and recorded in book/reel/volume No. M85 on page 2356 or as fee/file/instrument/microfilm/reception No. 45963, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

Fee: \$5.00

By *Pam Smith* Deputy

Acknowledgment - Individual

Raymond R. Patscheck et al
640 N. Tustin Ave., Ste. 105
Santa Ana, Cal. 92705

GRANTOR'S NAME AND ADDRESS

Troy H. & Jeanette R. Brassfield
59 Westwood Dr.
Waldorf, Maryland 20601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Troy H. & Jeanette R. Brassfield
59 Westwood Dr.
Waldorf, Maryland 20601

NAME, ADDRESS, ZIP

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

Troy J. & Jeanette R. Brassfield
59 Westwood Dr.
Waldorf, Maryland 20601

NAME, ADDRESS, ZIP

5.00