

46837

WARRANTY DEED

Vol. M85 Page 3808

KNOW ALL MEN BY THESE PRESENTS, That ORVILLE BROWY, JR., AND LOUISE BROWY, HUSBAND AND WIFE AS JOINT TENANTS hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT L. PELL AND SHARON C. PELL, 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:

South 1/2 of the East 1/2 of Lot #9, Block #5; also known as Lot 9C, Block 5, Klamath Falls Forest Estates Sycan Unit, as recorded in Klamath County, Oregon.

Subject, however, to the following;

1. Reservations as contained in plat dedication, to wit: "said plat being subject to a 50 foot easment indicated on the annexed plat for future public roads and utilities and to all easements and reservations of record."

(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 \$.....
 However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 12 day of February, 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.

CALIFORNIA
 STATE OF OREGON,
 County of SAN BERNARDINO } ss.
 MARCH 5, 1985

Personally appeared the above named
 ORVILLE BROWY JR. AND
 LOUISE BROWY

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

Orville Browy Jr.
 ORVILLE BROWY, JR.
 Louise Browy
 LOUISE BROWY
 STATE OF OREGON, County of SAN BERNARDINO } ss.
 CALIF. MAR 5, 1985
 Personally appeared ORVILLE AND LOUISE BROWY 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:
 Vonda Jeanne Zwiers
 Notary Public for Oregon
 CALIF.
 My commission expires:
 MAR 22, 1985

OFFICIAL SEAL
 VONDA JEANNE ZWIERS
 NOTARY PUBLIC - CALIFORNIA
 NOTARY BOND FILED IN
 SAN BERNARDINO COUNTY
 My Commission Expires March 22, 1985

Mr and Mrs Orville Browy, Jr.
 Twin Lake R. V. Park
 46200 Twin Lake Drive
 Newberry Springs, Calif., 92365

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr and Mrs Robert Pell
 c/o Towne & Country Homes, Inc.
 4991 La Palma Avenue
 La Palma NAME, ADDRESS, ZIP Calif., 90623

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

Same as above for Grantee

NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,
 County of Klamath } ss.

I certify that the within instru-
 ment was received for record on the
 14th day of March, 1985,
 at 11:25 o'clock A.M., and recorded
 in book/reel/volume No. M85 on
 page 3808 or as fee/file/instru-
 ment/microfilm/reception No. 46837,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Evelyn Biehn, County Clerk
 NAME
 TITLE
 By Pam Smith Deputy

Fee: \$5.00