

52071

MTC#152919

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JERRY R. BRANDON and IRENE F. BRANDON, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CYNTHIA L. ROBINS 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:

See legal description as it appears on the reverse of this deed.

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, 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 \$ 37,700.00

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 @, if not applicable, should be deleted: See ORS 95.030.) 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 14th day of August, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
8/14, 1985

Jerry R. Brandon
Irene F. Brandon
STATE OF OREGON, County of _____, 19____

Personally appeared _____, 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 _____, a corporation, 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.

(OFFICIAL SEAL)

Personally appeared the above named Jerry R. Brandon & Irene F. Brandon and acknowledged the foregoing instrument to be their voluntary act and deed.
Notary Public for Oregon
My commission expires: 8/16/88

Notary Public for Oregon
My commission expires:

JERRY R. & IRENE F. BRANDON
GRANTOR'S NAME AND ADDRESS
CYNTHIA L. ROBINS
13741 Prairie Ave. #7
Hawthorne CA 90250
GRANTEE'S NAME AND ADDRESS
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, } 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 file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.
Recording Officer
Deputy

17082
12826

DESCRIPTION

A tract of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 11, Township 35 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the stone marking the Southwest corner of said Section 11; thence South 89° 17' 39" East, along the South line of said Section 11 a distance of 304.31 feet to an iron pin at the intersection of the South line of said Section 11 and the centerline of County Road known as the Skeen Ranch Road; thence North 30° 16' 00" East, along the centerline of said road a distance of 391.06 feet; thence North 11° 22' 10" East along the centerline of said road a distance of 989.37 feet to an iron pin on the North line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 11; thence North 89° 19' 45" West along the North line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 11 a distance of 694.57 feet to an iron pin on the Northwest corner of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 11; thence South 0° 04' 58" West along the West line of said Section 11 a distance of 1312.08 feet, more or less, to the point of beginning.

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

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.

Filed for record at request of _____ the 14th day
of August A.D., 19 85 at 4:11 o'clock P M., and duly recorded in Vol. M85
of _____ Deeds on Page 12825
By Evelyn Biehn County Clerk
[Signature]

FEE \$9.00

