

53785

WARRANTY DEED

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15673

KNOW ALL MEN BY THESE PRESENTS, That MT-15417P LEROY A. DANIELS and NANCY L. DANIELS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

KATHERINE C. BRETT

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:

Lot 3 in Block 5 of BUENA VISTA ADDITION to the City of Klamath Falls, 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 if any, 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 \$ 22,500.00

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 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 26th day of September, 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.

Leroy A. Daniels

Nancy L. Daniels

STATE OF OREGON, County of Klamath) ss.

STATE OF OREGON,

County of Klamath

9/26, 1985

Personally appeared the above named

Leroy A. Daniels & Nancy

L. Daniels

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL) Amela Spence

Notary Public for Oregon

My commission expires: 8/16/88

LEROY A. & NANCY L. DANIELS

GRANTOR'S NAME AND ADDRESS

KATHERINE C. BRETT

928 Hanks St.

Klamath Falls, OR 97601

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

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 26th day of September, 1985,

at 2 o'clock P.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

By Deputy

12223

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SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
 2. City water use charges, if any, due to the City of Klamath Falls.
 3. 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: November 15, 1977
Recorded: November 16, 1977
Volume: M77, page 22293, Microfilm Records of Klamath County, Oregon
Amount: \$18,000.00
Grantor: Leroy A. Daniels and Nancy L. Daniels, husband and wife
Trustee: Mountain Title Co., Inc.
Beneficiary: United States National Bank of Oregon

The Grantee appearing on the reverse of this deed agrees to assume said Trust Deed and to pay said Trust Deed in full, and further agrees to hold seller harmless therefrom.

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property 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 _____ 27th day
of September A.D., 19 85 at 8:55 o'clock A M., and duly recorded in Vol. M85
of _____ Deeds on Page 15673
By Evelyn Biehn County Clerk
Pam Smith

FEE \$9.00

