

MTC-15509P
KNOW ALL MEN BY THESE PRESENTS, That BYRON D. JONES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD G. BROWN & MARVA E. BROWN, 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:

Lot 27, Block 4, WAGON TRAIL ACRES NO. 1, FIRST ADDITION, 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 \$ 3,000.00
~~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 93-056.)

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 23rd 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.

(If executed by a corporation,
affix corporate seal)

Byron D. Jones

STATE OF OREGON,

County of Klamath

Spt. 23, 1985

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

., 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 be-
half 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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

Personally appeared the above named
Byron D. Jones
and acknowledged the foregoing instru-
ment to be voluntary act and deed.

NOTARY PUBLIC
Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 9-26-87

BYRON D. JONES

GRANTOR'S NAME AND ADDRESS

DONALD G. BROWN & MARVA E. BROWN
37 Ladigo Ct. Star Rt. 1 - Box 1041
LaGrange OR 97739

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,

County of) ss.

I certify that the within instru-
ment 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

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

00001

16001

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. Subject to reservations and restrictions as contained in the dedicated plat of Wagon Trail Acreages No. 1, First Addition, as on file in the office of the County Clerk of Klamath County, Oregon.
3. Wagon Trail Ranch Homeowners Association, including the terms and provisions thereof, as set forth in plat dedication.
4. Covenants, conditions 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 August 30, 1972 in Volume M72, page 9766, Microfilm Records of Klamath County, Oregon.
5. Public utilities easement over the Southerly 10 feet as shown on dedicated plat.

"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 2nd day
of October A.D., 19 85 at 2:28 o'clock P M., and duly recorded in Vol. M85,
of Deeds on Page 16000.

FEE \$9.00

Evelyn Biehn
By _____

County Clerk

Pam Smith