

59621

WMC 11,057-K
WARRANTY DEED

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WILFRED EDWARD BRAZIL, JR. and DONNA J. BRAZIL, husband and wife, Grantors, convey and warrant to JOHN R. METCALF and SANDRA L. METCALF, husband and wife, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

"The East $\frac{1}{2}$ of the North $\frac{1}{2}$ of Lot 1 and the North $\frac{1}{2}$ Lot 2, in Block 1, SHIVES ADDITION according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon."

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record and those apparent on the land, as well as those encumbrances set forth on the attached "Exhibit A." THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

The true and actual consideration for this conveyance is Twenty-Nine Thousand Dollars.

Dated this 27th day of March, 1986.

Wilfred Edward Brazil Jr
WILFRED EDWARD BRAZIL, JR.

Donna J. Brazil
DONNA J. BRAZIL

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above-named WILFRED EDWARD BRAZIL, JR. and DONNA J. BRAZIL, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated before me this 27th day of March, 1986.

Kristi L. Redd
NOTARY PUBLIC FOR OREGON
My Commission Expires: 11/16/87

Grantors Name and Address

Wilfred Edward Brazil Jr.

Donna J. Brazil

522 W. A. 1005

Klamath Falls, OR 97601

Grantees Name and Address

John R. Metcalf & Sandra L. Metcalf

730 21st Ave

Klamath Falls, OR 97601

After Recording, Return to:

Same as Grantees above

Until a change is requested, tax statements should be sent to:

Same as Grantees above

STATE OF OREGON/COUNTY OF KLAMATH ss.

I certify that the within instrument was received for record on _____ day of _____ 1986 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

"EXHIBIT A" ENCUMBRANCES

1. NOTE AND MORTGAGE, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
 DATED: May 21, 1973
 RECORDED: May 21, 1973
 VOLUME: M73 PAGE 6156, Microfilm records of Klamath County, Oregon
 MORTGAGOR: Wilfred Edward Brazil, Jr. and Stephanie Irene Brazil, husband and wife
 MORTGAGEE: State of Oregon, represented and acting by the Director of Veteran's Affairs
 which said Note and Mortgage Grantees agree to assume and to pay and to hold Grantors harmless thereon; and

2. NOTE AND MORTGAGE, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
 DATED: February 18, 1975
 RECORDED: February 19, 1975
 VOLUME: M75 PAGE 1981, Microfilm records of Klamath County, Oregon
 MORTGAGOR: Wilfred Edward Brazil, Jr. and Stephanie Irene Brazil, husband and wife
 MORTGAGEE: State of Oregon, represented and acting by the Director of Veteran's Affairs
 which said Note and Mortgage Grantees agree to assume and to pay and to hold Grantors harmless thereon; and

3. NOTE AND 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: March 22, 1986
 RECORDED: March 24, 1986
 VOLUME: M86 PAGE 5068, Microfilm records of Klamath County, Oregon
 GRANTOR: JOHN R. METCALF and SANDRA L. METCALF, Husband and wife
 BENEFICIARY: FOREST PRODUCTS FEDERAL CREDIT UNION
 which said Note and Trust Deed Grantees agree to assume and to pay and to hold Grantors harmless thereon.

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

On this 28th day of March A.D., 19 86
 at 11:31 o'clock A. M. and duly recorded
 in Vol. M86 of Deeds Page 5068
 Evelyn Biehn, County Clerk
 By [Signature] Deputy.

Fee. \$14.00