

MAC 11743

71898

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Patrick C. Brennan and Mildred E. Brennan, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William E. Adams and Deborah J. Adams, 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:

A portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 860 feet North and 835 feet East of the corner common to Sections 19, 20, 29 and 30, Township 38 South, Range 9 East of the Willamette Meridian; thence North 175 feet and East 150 feet to the highway; thence South 175 feet; thence West 150 feet to the point of beginning.

(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 deeded easements and rights of way of record, and those apparent

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 consists of or includes other property or value given or promised which is \$14,500.00. However, the actual consideration paid for this transfer, stated in terms of dollars, is \$14,500.00. (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 17th day of November, 1982; 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)

Patrick C. Brennan
Mildred E. Brennan

STATE OF OREGON,
County of Klamath } ss.
November 17, 1982

STATE OF OREGON, County of _____) ss.
November 17, 1982

Personally appeared the above named

Patrick C. Brennan and
Mildred E. Brennan

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

(OFFICIAL SEAL)

Krista L. Garrison

Notary Public for Oregon

My commission expires: 6/19/83

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.

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Patrick C. Brennan & Mildred E. Brennan

GRANTOR'S NAME AND ADDRESS

William E. & Deborah J. Adams

GRANTEE'S NAME AND ADDRESS

After recording return to:

William E. & Deborah J. Adams
2545 California
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

William E. & Deborah J. Adams
2545 California
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 3rd day of March, 1987, at 8:30 o'clock AM, and recorded in book/reel/volume No. M87 on page 3336 or as document/fee/file/instrument/microfilm No. 71898, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Blehn, County Clerk

NAME

TITLE

Fee: \$10.00

By Ann Smith Deputy