

KCTC-39646

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CK

WARRANTY DEED

77756

KNOW ALL MEN BY THESE PRESENTS, That FRANK J. BRODERICK and CAROL J. BRODERICK, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT R. HENDERSON and MATTHEW L. HURLEY, 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 parcel of land in portions of Lots 6 and 7, Block 40, as shown and recorded on the Supplementary Plat of Linkville, Klamath Falls, Oregon, more particularly described as follows:

Commencing at the westerly corner of Block 40, said corner being at the right of way intersection of Main and Eighth Streets, thence running along Main Street, North 38°46'33" East 117.09 feet to the point of beginning; thence continuing along Main Street North 38°46'33" East 49.37 feet; thence along a line which centers an existing wall, South 51°21'08" East 119.95 feet; thence along the half-block line, South 38°46'33" West 49.63 feet; thence along a line that centers an existing wall, North 51°13'38" West 119.95 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 all easements, restrictions and any unpaid charges or assessments of Economic Improvement District 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 \$ 115,000.00 .
 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 93.030.)

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 31st day of July, 1987; 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.

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.

FRANK J. BRODERICK
 CAROL J. BRODERICK
 STATE OF OREGON, County of _____, 19____ ss.

STATE OF OREGON,

County of Klamath

July 31, 19 87

Personally appeared the above named
 FRANK J. BRODERICK and CAROL J. BRODERICK

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-21-88

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Frank J. & Carol J. Broderick

GRANTOR'S NAME AND ADDRESS

Robert R. Henderson & Matthew L. Hurley

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert R. Henderson & Matthew L. Hurley
 826 Main Street
 Klamath Falls, Oregon 97601
 NAME, ADDRESS, ZIP

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

Robert R. Henderson & Matthew L. Hurley
 826 Main Street
 Klamath Falls, Oregon 97601
 NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 5th day of August, 19 87, at 9:27 o'clock A.M., and recorded in book/reel/volume No. 1187 on page 13998 or as fee/file/instrument/microfilm/reception No. 77756. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 By Pam Smith Deputy

Fee: \$10.00