

85367

MTC 194584 WARRANTY DEED

Vol. m88 Page 3843

KNOW ALL MEN BY THESE PRESENTS, That CHARLES F. BRUNEAU & ELIZABETH A. BRUNEAU, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LESLIE E. NORTHCUTT & NORMA V. NORTHCUTT, 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:

The NE $\frac{1}{4}$  of Section 20 and the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 17, Township 40 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon. SAVING AND EXCEPTING THEREFROM existing rights of way for roadways, ditches, canals or laterals.

Account No. 4014-00000-600  
Account No. 4014-01700-700

## MOUNTAIN TITLE COMPANY

"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."

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 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 \$ 85,000.00

~~On the consideration of the above stated premises, the grantor hereby warrants and forever defends the same against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.~~

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 18th day of March, 1988; 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, with corporate seal)

STATE OF OREGON,

County of Klamath

3/18, 1988

Personally appeared the above named  
Charles F. Bruneau & Elizabeth A. Bruneau

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

*Elizabeth A. Bruneau*  
Notary Public for Oregon  
My commission expires: 8-16-88

STATE OF OREGON, County of Klamath

Personally appeared Charles F. Bruneau and Elizabeth A. Bruneau

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 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

CHARLES F. & ELIZABETH A. BRUNEAU

Rt 1 Box 93  
Bonanza OR 97623

LESLIE E. & NORMA V. NORTHCUTT  
1930 Round Lake Road  
Klamath Falls, OR 97601

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 Klamath

I certify that the within instrument was received for record on the 18th day of March, 1988, at 12:22 o'clock P.M., and recorded in book M88 on page 3843 or as file/reel number 85367. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
By *Pam Smith* Recording Officer Deputy

Fee: \$10.00