

87600

MTC 18832-K

WARRANTY DEED

Vol. M88 Page 8080

KNOW ALL MEN BY THESE PRESENTS, That

PATRICK JAMES BRENNAN and PATSY BRENNAN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

WAYNE A. CONNORS and PAMELA J. CONNORS, 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:

That portion of Lot 13, Block 76, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, described as follows:

Beginning at the most Westerly corner of Lot 13, Block 76 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, on the Northeasterly line of Oregon Avenue; thence North easterly along the Westerly line of Lot 13, 98 feet; thence Southeasterly parallel with Oregon Avenue, 30 feet; thence Southwesterly parallel to the Westerly line of said Lot 13, 98 feet to Oregon Avenue; thence Northwesterly along Oregon Avenue 30 feet to the point of beginning.

SUBJECT TO: Mortgage, recorded February 17, 1977, in Volume M77, page 2647, Microfilm Records of Klamath County, Oregon, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, Mortgagees which Grantees hereby agree to assume & pay. "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 all those of record and those 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 \$ 19,294.99. ~~THE WHOLE OF THE ABOVE DESCRIBED PREMISES ARE HEREBY GRANTED TO THE GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS FOREVER. THE GRANTOR WARRANTS AND FOREVER DEFENDS 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.~~

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 24th day of May, 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, affix corporate seal)

STATE OF OREGON,)
County of Klamath,) ss.
May 24, 1988

Personally appeared the above named
PATRICK JAMES BRENNAN and PATSY BRENNAN

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/91

STATE OF OREGON, County of) ss.
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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 _____

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:

PATRICK JAMES BRENNAN and PATSY BRENNAN
5033 Laurelwood Drive
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

WAYNE A. CONNORS and PAMELA J. CONNORS
600 Pelican
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 25th day of May, 1988, at 9:51 o'clock A.M., and recorded in book M88 on page 8080 or as file/reel number 87600, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By: Kenneth J. Ketch Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$10.00