

87627

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

husband and wife

Harry H. Brown and Lena B. Brown,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by J. C. Smith

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:

Lot 8, Block 13, NORTH KLAMATH FALLS, according to the official plat thereon on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.

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 as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

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 \$14,500.00. 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 10th day of February, 1981; 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.  
February 10, 1981

Personally appeared the above named  
Harry H. Brown

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

Kristi L. Garrison  
Notary Public for Oregon  
My commission expires: 6/19/83

Mr. Harry H. Brown  
4434 Bisbee Street  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. J. C. Smith  
821 Mt. Whitney  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:  
J. C. Smith  
821 Mt. Whitney  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Mr. J. C. Smith  
821 Mt. Whitney  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath } ss.  
February 11, 1981

Personally appeared LENA B. BROWN

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

Kristi L. Garrison  
Notary Public for Oregon  
My commission expires: 6/19/83

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 25th day of May, 1988, at 1:01 o'clock P.M., and recorded in book/reel/volume No. M88 on page 8128 or as document/file/instrument/microfilm No. 87627, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Bernetha S. Hetsch, Deputy

Fee \$10.00