

847

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That TONY M. ROSS & LEAH G. ROSS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JERRY L. BROWN, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 1, Blcok 27, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3811-4A0-2600

"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 and the above granted premises, free from all encumbrances EXCEPT those of record and appert upon the land, including existing Contract with the Department of Veterans' Affairs, which buyer agrees to assume and pay in full 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 \$ 28,602.30

~~However, the actual consideration consist of or includes other property or values given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols if not applicable, should be deleted. See ORS 93.630)~~

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 1st day of June, 19 89; 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.

Tony M. Ross

Leah G. Ross

STATE OF OREGON, County of _____, ss.

Personally appeared _____, 19 _____, and

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:

STATE OF OREGON,)
County of Klamath ss.
6/1, 19 89.

Personally appeared the above named _____
Tony L. Ross & Leah G. Ross

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

Before me: _____
(OFFICIAL SEAL) _____
Notary Public for Oregon
My commission expires: 8-16-92

Tony M. Ross & Leah G. Ross

PO Box 341

Bonanza OR 97623
GRANTOR'S NAME AND ADDRESS

Jerry L. Brown

Rt 1 Box 694

Bonanza OR 97623
GRANTEE'S NAME AND ADDRESS

After recording return to:

Jerry L. Brown

Rt 1 Box 694

Bonanza, OR 97623
NAME, ADDRESS, ZIP

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

Jerry L. Brown

Rt 1 Box 694

Bonanza OR 97623
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath
I certify that the within instrument was received for record on the 1st day of June, 19 89, at 11:05 o'clock AM., and recorded in book M89 on page 9571 or as file/reel number 847.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By _____ Deputy

Fee \$8.00