

1978

HTC # 4403-DN

UNITED STATES DEED

KNOW ALL MEN BY THESE PRESENTS, that I, Louis Brown, Jr. and Mary Katherine Gerbino, each as to an undivided 1/2 interest, as tenants in common, do hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, with the said premises and appurtenances hereto belonging or appertaining, all that certain real property, with the improvements, hereto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SITE: ACREAL DESCRIPTION (ON REVERSE) WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 and the above granted premises, free from all encumbrances EXCEPT ALL TAXES OF RECORD AND THOSE APPEARING 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 \$ 45,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (This sentence between the symbols, if not applicable, should be deleted. See OHS 501.01)

In construing this deed and where the context requires, this singular includes the plural and all grammatical changes shall be applied to make the provisions hereof apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 25 day of September, 19 90; 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.

STATE OF OREGON,)
County of Klamath) ss.
September 25, 1990

Personally appeared the above named Louis Brown, Jr. individually and in fact for Mary Katherine Gerbino and Sharon Brown as attorneys-in-fact and acknowledged this foregoing instrument to be by voluntary act and deed

Louis Brown, Jr.
Louis Brown, Jr. as attorney-in-fact for Mary Katherine Gerbino
Sharon Brown as attorney-in-fact for Mary Katherine Gerbino
Sharon Brown as attorney-in-fact for Mary Katherine Gerbino

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____, a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____
My commission expires: _____ (SEAL)

DANA M. NIELSEN
NOTARY PUBLIC - OREGON
My Commission Expires 12/31/99

County of	<u>Klamath</u>	Case	<u>97603</u>
Grantor	<u>Louis Brown, Jr. & Mary Katherine Gerbino</u>		
Grantee	<u>Sharon Brown</u>		
Witness	<u>Sharon Brown</u>		
Notary	<u>Dana M. Nielsen</u>		
Signature	<u>Louis Brown, Jr.</u>		
Signature	<u>Mary Katherine Gerbino</u>		
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19970

Tract No. 17 of GIBBER'S HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the following described property:

Beginning at the Southwest corner of said Tract No. 17 on the East line of First Avenue, (now known as Hope Street), running thence East along the South line of said Tract No. 17, 216 feet; thence North parallel with the East line of First Avenue, (now known as Hope Street), 90 feet, more or less, to the South line of a 20 foot roadway; thence West along the South line of said roadway 216 feet to the East line of First Avenue, (now known as Hope Street); thence South 90 feet to the point of beginning.

Tax Account No: 3909 002C0 00300

STATE OF OREGON: COUNTY OF KLAMATH ss.

Filed for record at request of Mountain Title Co. the 3rd day
of Oct. A.D. 1990 at 9:22 o'clock AM., and duly recorded in Vol. M90,
of Page 8 on Page 19970
By Evelyn Biehn County Clerk
Barbara M. Mendenhall

FHE

033.00