

52688

MTC 28380 KR

WARRANTY DEED

Vol. 92 Page 24778

KNOW ALL MEN BY THESE PRESENTS, That

THOMAS W. GARBUTT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called
 ETHEL I. BROOKS
 the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:

SEE EXHIBIT A 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 those of record and those apparent upon the land, if any, as 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 \$ 150,000.00.
 However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the 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 21 day of October, 19 92 ;
 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.
October 21, 19 92

THOMAS W. GARBUTT by RICHARD L. GARBUTT his
 attorney-in-fact

Personally appeared the above named
RICHARD L. GARBUTT as attorney-in-
fact for THOMAS W. GARBUTT

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

Before me:

Kristi L. Redd
 Notary Public for Oregon
 My commission expires: 11/16/95

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 _____ (SEAL)
 My commission expires: _____



THOMAS W. GARBUTT
 c/o RICHARD L. GARBUTT, 118 N. 7th St.
 Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

ETHEL I. BROOKS
 6158 Anita Street, Chino, CA 91710

GRANTEE'S NAME AND ADDRESS

Agent recording receipt for:

ETHEL I. BROOKS
 6158 Anita Street
 Chino, CA 91710

NAME, ADDRESS, ZIP

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

ETHEL I. BROOKS
 6158 Anita Street
 Chino, CA 91710

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____
 I certify that the within instrument was
 received for record on the _____
 day of _____, 19 _____,
 at _____ o'clock _____ M., and recorded
 in book _____ on page _____ or as
 file/reel number _____,
 Record of Deeds of said county.
 Witness my hand and seal of County
 affixed.

By _____ Recording Officer
 Deputy

MTC No.: 28380-KR

EXHIBIT "A"
LEGAL DESCRIPTION

The E1/2 of the NE1/4 of Section 32, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING that portion deeded to United States of America by deeds recorded on page 438 of Volume 37 and on page 488 of Volume 97 of Deed Records of Klamath County, Oregon;

AND FURTHER EXCEPTING the portion of the NE1/4 NE1/4 of Section 32, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which is described as follows:

Beginning at the Northeast corner of said Section 32, as marked by a 5/8" iron pin in a monument case; thence South on the East line of said Section 736.00 feet; thence South 86 degrees 24' 00" West along the center of a board fence 1320 feet, more or less to a point on the West line of said NE1/4 of the NE1/4; thence Northerly 809 feet, more or less to the Northwest corner of said NE1/4 of the NE1/4; thence Easterly 1317 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 22nd day
of Oct. A.D., 19 92 at 1:58 o'clock P M., and duly recorded in Vol. M92,
of Deeds on Page 24778.

FEE \$35.00

Evelyn Biehn County Clerk
By Pauline Mullender