

52858

# WARRANTY DEED

WARRANTY DEED  
MTZ 28455.HF

Vol. m92 Page 25075

52858  
 KNOW ALL MEN BY THESE PRESENTS, That  
 JESSIE P. BROWN and KATHLEEN BROWN, as tenants by the entirety  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called  
 WILLIAM C. CHASE and JUDITH HELFER CHASE, husband and wife  
 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:  
 \_\_\_\_\_ TO CYPRESS VILLA, according to the

Lot 13 in Block 7 of FIRST ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY  
described in this instrument in violation of

**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."  
 \_\_\_\_\_ and heirs, successors and assigns forever.

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 said premises and every part and parcel thereof against the lawful claims of third parties.

grantor will warrant and forever defend the said premises and every part and parcel thereof, against all claims, suits, damages, costs and demands of all persons whomsoever, except those claiming under the above described encumbrances, and actual consideration paid for this transfer, stated in terms of dollars, is \$90,000.00

~~The true and actual consideration paid~~

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.

Witness my hand and seal of office this two day of OCTOBER, 19 92.

\_\_\_\_\_  
 Notary Public for the State of Texas

In Witness Whereof, the grantor has executed this instrument this 25th day of October, 19 12, 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.

Jessie P. Brown  
JESSIE P. BROWN

STATE OF OREGON  
County of Clatsop ss.  
NOTED OCT 22, 19 92

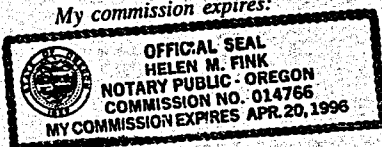
Personally appeared the above named \_\_\_\_\_  
JESSIE P. BROWN  
KATHLEEN BROWN

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

to be Free voluntarily ac.

Before me: Robert M. Fernald

Notary Public for Oregon  
My commission expires:



~~JESSIE P. BROWN and KATHLEEN BROWN~~

OR

GRANTOR'S NAME AND ADDRESS  
WILLIAM C. CHASE and JUDITH HELFER CHASE  
4432 DAY DRIVE  
Klamath Falls, OR 97603

**GRANTEE'S NAME AND ADDRESS**

WILLIAM C. CHASE and JUDITH HELFER CHASE  
4432 DAY DRIVE  
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

**WILLIAM C. CHASE and JUDITH HELFER CHASE**  
**4432 DAY DRIVE**  
**KLAMATH FALLS, OR 97603**

NAME, ADDRESS, ZIP

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: \_\_\_\_\_

STATE OF OREGON, ss.

County of Klamath  
I certify that the within instrument was  
received for record on the 26th  
day of Oct, 19 92,  
at 2:51 o'clock P M., and recorded  
in book M92 on page 25075 or as  
file/reel number 52858,  
Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Caroline Miselendor Deputy

Fee \$30.00

**MOUNTAIN TITLE COMPANY**