MTC 2413

FORM No. 716—WARRANTY DEED (Individual or Corporate). (Grantees as Tenants by Entirety). 1-1-74 STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

S62593

WARRANTY DEED—TENANTS BY ENTIRETY

MTC 13916-63716

Vol m93 Page 13020

KNOW ALL MEN BY THESE PRESENTS, That William P. Burgess

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Gerald Daniel Brown, Jr., and Nancy Susan Brown, *husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of* Klamath, *State of Oregon, described as follows, to-wit:*

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

Beginning at a point on the Southerly line of 9th Street, 154 feet Northwesterly from the Southeasterly corner of Lot 1, Block 65 of NICHOLS ADDITION TO THE TOWN OF LINKVILLE (NOW CITY OF KLAMATH FALLS); thence Northwesterly along the Easterly line of said Lot 1 a distance of 40 feet, more or less, to a point 83 feet Southeasterly along said line; from the intersection of the Easterly line of Prospect Street, and the Westerly line of 9th Street; thence Southwesterly parallel with Grant Street (formerly Franklin Street) a distance of 86 feet; thence Southeasterly parallel with 9th Street, 40 feet, more or less, to a point Northwesterly a distance of 154

(for continuation of this deed see reverse side of this document)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their 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, *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 $17,000.00 ~~①However, the actual consideration consists of or includes other property or value given or promised which is the whole XXXXX consideration (indicate which).①~~ *(The sentence between the symbols ①, 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 28th *day of* March, *19*79; *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)

William P. Burgess

William P. Burgess

STATE OF OREGON, County of Klamath } ss.

March 28, 19 79

Personally appeared the above named William P. Burgess *and acknowledged the foregoing instrument to be his voluntary act and deed.*

Before me:

(OFFICIAL SEAL)

DONNA K. RICK
NOTARY PUBLIC-OREGON
My Commission Expires 4/21/79

Notary Public for Oregon
My commission expires: 4/21/79

STATE OF OREGON, County of) ss.
, 19

Personally appeared and who, being duly sworn, 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gerald & Nancy Brown
2775 Windsor St.
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

same - no change

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of } ss.

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.

Recording Officer

By Deputy

13021

feet along the Westerly line of said Lot 1, from the Northerly line of Grant Street; thence Northeasterly, parallel with Grant Street a distance of 86 feet to the point of beginning.
Subject, however, to the following:
1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 7th day of June A.D., 19 93 at 11:12 o'clock A M., and duly recorded in Vol. M93, of Deeds on Page 13020.

Evelyn Biehn, County Clerk
By Pauline Muelendere

FEE $35.00