

68426

Until a change is requested, all tax statements shall be sent to  
the following address: SAME - NO CHANGE

Vol. 93 Page 24296

AFTER RECORDING RETURN TO: Nancy J. Tremblay, 9319 Ben Kerts, Klamath, OR 97627

WARRANTY DEED  
MTC 1396-6609

09-22-93A09:40 RCVD

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.

KNOW ALL MEN BY THESE PRESENTS, That NED L. LAYMAN and OPAL B. LAYMAN, husband and wife, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by NANCY J. TREMBLAY, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee, her heirs and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows: to-wit:

Beginning at the Northeast corner of the Townsite of Clinton, Oregon, running thence South 297 feet; thence East to Lost River; thence Northwesterly following said Lost River to the point of beginning, being part of Lot 1, Section 12, Township 41 South, Range 10 East of the Willamette Meridian.

SUBJECT TO: (1) Liens of the City of Merrill, if any.

(2) Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument including the terms thereof, recorded October 9, 1906, Book 21, page 270.

(3) The rights of the public and of governmental bodies in and to any portion of the above property lying below high water mark of Lost River.

(4) Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.

(5) Reservation as disclosed by Deed from Clinton Van Brimmer and Martha Van Brimmer to Lenus Jacobson, dated August 30, 1906 and recorded October 9, 1906 in Deed Volume 21 on page 270, records of Klamath County, Oregon, as follows: "Saving and excepting that there shall be no vineous, malt or spirituous liquors sold or disposed of thereon. And whenever the business of retailing or wholesaling spirituous liquors shall be conducted upon the premises herein described said premises shall revert to the grantor and to his heirs and this deed is given and accepted upon the expressed consideration and condition."

(6) Reservations, restrictions, rights of way of record and those apparent on the land.

TO HAVE AND TO HOLD the same unto the said grantee, her heirs and assigns forever.

And said grantors hereby covenant to and with said grantee, her heirs and assigns, that grantors are lawfully seized in fee simple of the above-granted premises, free from all encumbrances and that grantors will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

The true and actual consideration paid for this transfer, state in terms of dollars, is \$60,000.00.

WITNESS grantors' hands this 28 day of September, 1977.

Ned L. Layman  
Opal B. Layman

24297

STATE OF OREGON       )  
                                   ) ss.  
 County of Klamath    )

Before me this 28 day of September, 1977, personally appeared the above-named NED L. LAYMAN and OPAL B. LAYMAN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



[Signature]  
 Notary Public for Oregon  
 My Commission Expires: 8-5-79

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title the 22 day  
 of Sept A.D., 19 77 at 9:40 o'clock A M., and duly recorded in Vol. M93  
 of Deeds on Page 24296.

FEE 35.00

Evelyn Biehn - County Clerk

By [Signature]