

21880

WARRANTY DEED

Vol. 1996 Page 22171

KNOW ALL MEN BY THESE PRESENTS, That BONNIE B. ANDERSON and DOLORES HOWARD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

PATRICK C. BRENNAN and MILDRED E. BRENNAN, husband & wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

Lots 53 and 54, Block 11, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT TO:

- 1) City liens, if any, of the City of Klamath Falls; and
- 2) Conditions, restrictions as shown on the recorded plat of Industrial Addition to the City of Klamath Falls.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances whatsoever

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 \$ 24,500.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (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 15<sup>th</sup> day of MAY, 1986; 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.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Bonnie B. Anderson  
BONNIE B. ANDERSON

Dolores Howard  
DOLORES HOWARD

STATE OF OREGON, }  
County of Klamath } ss.  
May 15<sup>th</sup>, 1986

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)

Personally appeared the above named  
BONNIE B. ANDERSON and  
DOLORES HOWARD

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 4-11-88

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Bonnie B. Anderson &amp; Dolores Howard

GRANTOR'S NAME AND ADDRESS

Patrick C. and Mildred E. Brennan

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Patrick C. and Mildred E. Brennan

5915 Round Lake Rd  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

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

Patrick C. and Mildred E. Brennan

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 23rd day of July, 1996, at 3:30 o'clock PM, and recorded in book/reel/volume No. M96 on page 22171 or as fee/file/instrument/microfilm/reception No. 21880, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

NAME

TITLE

Fee \$30.00

By Cheryl Susant Deputy

96 JUL 23 P3:30

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