

KNOW ALL MEN BY THESE PRESENTS that WILFRED J. BURCHARD and JEROME E. BURCHARD, husband and wife,

hereby certify that the grantor, for the purpose of the deed, is the same as the grantor in the deed of JAMES H. BURCHARD and PAULA J. BURCHARD, husband and wife,

do hereby grant, bargain, sell and convey unto the said grantee and grantees, their heirs and assigns, that certain real property with the improvements thereon and appurtenances thereto, including the appurtenances, situate in the County of Clatsop, State of Oregon, as follows, to wit:

Lot 20 of BUDWING PARK, according to the official plat thereof on file in the office of the County Clerk of Clatsop County, Oregon.

SUBJECT TO: Easement and/or easements for irrigation and/or drainage, easements and restrictions of record, easements and rights of way of record and those apparent on the land, and rules, regulations and amendments of the Clatsop National Bankruptcy District.

SUBJECT TO: Deed and Trust deed executed by WILFRED J. BURCHARD and JEROME E. BURCHARD, husband and wife, as grantors, to CLATSOP COUNTY TRUST CO., as trustee, for UNITED STATES NATIONAL BANK of OREGON, as beneficiary, dated March 10, 1966, recorded March 16, 1966, in Volume 100 page 2201, Clatsop County, Oregon, to secure the payment of \$9,200.00, which Deed and Trust deed the grantors lawfully executed and agree to pay as the same becomes due and owing.

And said grantor hereby warrants to said grantee and grantees, their heirs and assigns, that the grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove set forth.

And that the grantor will warrant and defend the above granted premises and every part and parcel thereof against the claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for the transfer stated in return of dollars is \$10,000.00. However, the actual consideration consists of the inclusion of other property of value given or promised which is the full consideration of the deed.

In testimony whereof, the grantor has hereunto set their hands and seals at the City of Astoria, Oregon, this 10th day of December, 1966.

WILFRED J. BURCHARD
JEROME E. BURCHARD

STATE OF OREGON, County of Clatsop, ss: I, Notary Public for Oregon, do hereby certify that WILFRED J. BURCHARD and JEROME E. BURCHARD, husband and wife, personally appeared before me and acknowledged the foregoing instrument to be their act and deed.

My commission expires 12/31/70.

WARRANTY DEED

STATE OF OREGON

County of Clatsop

I certify that the within instrument was recorded for record on the 24th day of December, 1966, at 12:06 o'clock P.M. and recorded in Book 10671 on page 10671. Witness my hand and seal of said County, Oregon, this 10th day of December, 1966.

W. H. MILLER
COUNTY CLERK

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W. H. MILLER