

31522

WARRANTY DEED

Vol. 74 Page 9338

1 JUL 31 9 14 AM 1974

We, MICHAEL JAMES BERMINGHAM and BARBARA VICTORIA BERMINGHAM, husband and wife, hereinafter referred to as "Grantors", do hereby grant, bargain, sell and convey unto RICHARD D. STRICKLAN and SHARON L. STRICKLAN, husband and wife, hereinafter referred to as "Grantees", their heirs, successors and assigns all 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:

Beginning at a point North 89° 49' West a distance of 214.60 feet from the center of Section 7, township 39 South, Range 9 East of the Willamette Meridian and running, thence:

North 89° 49' West a distance of 214.6 feet along the quarter section line to a point on the easterly right of way of the Dalles-California Highway; thence:

South 6° 2' West along the said right of way line 100.8 feet, thence:

South 89° 49' East 219.875 feet to a point which is 219.875 feet West of the North-South center line of said section 7, thence;

North 100.28 feet to the point of beginning, being in the NE1/4 SW1/4 of said Section 7, township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Subject to:

Contracts or liens for irrigation or drainage; reservations and restrictions of record; and easements and rights of way of record and those apparent on the land,

Grantors hereby covenant to and with Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of the above granted premises, free from all encumbrances except those apparent on the land, 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

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1974

--NOW

STATE OF  
County of

Birmingham  
acknowledged  
act and deed



9339

whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer is five thousand dollars (\$5,000.00).

IN WITNESS WHEREOF, the Grantors have executed this instrument this 22 day of June, 1972.

*Michael J. Birmingham*  
Michael J. Birmingham  
*James*  
Michael James Birmingham  
*Barbara V. Birmingham*  
Barbara V. Birmingham  
Victoria  
*Barbara V. Birmingham*

STATE OF CALIFORNIA )  
County of SONOMA ) ss.

Personally appeared the above named Michael J. Birmingham and Barbara V. Birmingham, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed this 22<sup>nd</sup> day of June, 1972.

OFFICIAL SEAL  
A. B. EDELMAN  
NOTARY PUBLIC - CALIFORNIA  
SONOMA COUNTY  
My Commission Expires Nov. 12, 1975  
8055 Old Redwood Highway, Geysen, CA 94528

*[Signature]*  
Notary Public  
My commission expires: 11/1/75

Return to:  
Mr. and Mrs. Richard Stricklan  
4166 Redwood Avenue  
Grants Pass, Oregon 97526

STATE OF OREGON,  
County of Klamath  
Filed for record at request of  
FIRST FEDERAL SAVINGS & LOAN  
on this 31 day of JULY A.D. 1972  
at 9:14 o'clock A M, and duly  
recorded in Vol. M 74 of DEED  
Page 9338  
Wm D. MILNE, County Clerk  
By *[Signature]* Deputy  
Fee \$ 1.00

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JUL 31 9 15 AM 1972

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a corporation,  
officers duly au  
DATED: Jul

(If executed by a corporation,  
affix corporate seal)  
(If the trustee who signs above is  
not a corporation, use the form of acknowledgment)  
STATE OF OREGON,  
County of Klamath  
July 29