

93639

WARRANTY DEED

Vol. 74 Page 13689

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM A. BERTRAND, Jr. and DARLENE A. BERTRAND, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARVIN A. RUSSELL and MARILYN J. RUSSELL, husband and 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:

Lot Five (5), Block One (1), WAGON TRAIL
ACREAGES NO. ONE, KLAMATH COUNTY, OREGON

(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, except
SUBJECT TO: Easements, restrictions and declarations of record, including but not limited to the following: (continued on reverse hereof)

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 \$ 3,500.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (The sentence between the symbols @, 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 23 day of September, 19 74:
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 A. Bertrand, Jr.
William A. Bertrand, Jr.

Darlene A. Bertrand
Darlene A. Bertrand

STATE OF OREGON,

STATE OF OREGON, County of _____) ss.

September 23, 19 74

Personally appeared _____ and _____

Personally appeared the above named
William A. Bertrand, Jr. and
Darlene A. Bertrand

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

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

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 the
hall 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)
[Signature]

Before me:
(OFFICIAL SEAL)
[Signature]

Notary Public for Oregon
My commission expires 4-8-75

Notary Public for Oregon
My commission expires:

William A. Bertrand, Jr.

P.O. Box 203

Bay City, Oregon 97107

GRANTOR'S NAME AND ADDRESS

Marvin A. Russell & Marilyn J. Russell

P. O. Box 323

LaPine, Oregon 97739

GRANTEE'S NAME AND ADDRESS

Brooks Resources Corporation

416 N.E. Greenwood

Bend, Oregon 97701

NAME, ADDRESS, ZIP

If in change is requested all tax statements shall be sent to the following address:

Marvin A. Russell

P. O. Box 323

LaPine, Oregon 97739

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____

I certify that the within instru-
ment was received for record on the
day of _____, 19 _____

at _____ o'clock _____ A.M., and recorded
in book _____ on page _____ of 68

file/serial number _____
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By _____ Deputy

13090

- (1) Easements for utilities and fire protection as shown on the plat of Wagon Trail Acreages No. One.
- (2) Declaration, Restrictions, Protective Covenants and Conditions for Wagon Trail Ranch, recorded August 30, 1972 in Volume M72, Page 9766, Microfilm records of Klamath County, Oregon.

STATE OF OREGON,
County of Klamath
Filed for record ~~XXXXXXXXXX~~

on this 14th day of OCTOBER A.D. 19 74
at 4:06 o'clock P. M. and date
recorded in Vol. M 74 of DEEDS
Page 13089
Wm D. MILNE, County Clerk
By [Signature] Deputy
Fee \$ 4.00