

2492

WARRANTY DEED

Vol. 75 Page 7670

KNOW ALL MEN BY THESE PRESENTS, That BERNARD O. BORDEAUX and VIRGINIA W. BORDEAUX, husband and wife,

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

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:

A tract of land in Government Lot 10 in Section 7 Township 35 South, Range 7 East of the Willamette Meridian, described as follows: Beginning at a point on the West boundary line of the Old Dalles California Highway (State Highway #427), said point being South 0° 57' East 800.00 feet and West 629.46 feet more or less from the Northeast corner of Government Lot 9 in said Section 7, thence South 0° 57' East along the West boundary of said Highway a distance of 100 feet to a point; thence West to the Easterly mean high water line of Agency Lake; thence North-erly along said high water line of Agency Lake a distance of 100 feet more or less to a point due West of the point of beginning; thence East to the point of beginning.

(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

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 \$love & affection. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 _____ day of July, 1975; 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)

STATE OF OREGON,

County of Douglas } ss.
July 19, 1975

Personally appeared the above named BERNARD O. BORDEAUX and VIRGINIA W. BORDEAUX, Husband and wife,

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires 3/18/76

Bernard O. Bordeaux

Virginia W. Bordeaux

STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared _____, 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)

Notary Public for Oregon
My commission expires: _____

Bernard O. Bordeaux, et ux

Rt. 1 - Box 83 - Sp 10
Myrtle Creek Oregon - 97457

GRANTOR'S NAME AND ADDRESS

Bruce Bordeaux

12901 S.E. Sherman St.
Portland, Oregon - 97233

GRANTEE'S NAME AND ADDRESS

After recording return to:

BRUCE BORDEAUX
12901 S.E. SHERMAN ST.
PORTLAND, OREGON - 97233

NAME, ADDRESS, ZIP

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

BRUCE BORDEAUX
12901 S.E. SHERMAN ST.
PORTLAND, OREGON - 97233

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 8th day of JULY, 1975, at 9:30 o'clock A.M., and recorded in book M.75 on page 7670 or as file/reel number 2492.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Dwyer Deputy
Recording Officer

Fee \$ 3.00