

A-26682

KNOW ALL MEN BY THESE PRESENTS, That JAMES M. MURDOCK and LILLIAN A. MURDOCK

for the consideration hereinafter stated to the grantor paid by R. D. COLWELL and BERTHA ROSE COLWELL aka BERTHA COLWELL, hereinafter called the grantor, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, 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, to-wit:

The South 100 feet of Lot 1 in Block 1 of BRYANT TRACTS NO. 2, Klamath County, Oregon.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except contracts, liens, assessments, rules and regulation for irrigation, drainage and sewage, and reservations, restrictions, easements, and rights of way of record and those apparent on the land, and that grantor will warrant and forever defend the above granted 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 \$  
XX  
XX  
XX

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 10th day of November, 1970; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,  
County of Klamath } ss.  
November 10, 1970 }  
Personally appeared the above named James M. Murdock and Lillian A. Murdock and acknowledged the foregoing instrument to be their voluntary act and deed.  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 11-22-73

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_, 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:  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_  
(OFFICIAL SEAL)

NOTE--The sentence between the symbols @, if not applicable, should be deleted. See Chapt. 462, Oregon Laws 1967, as amended by the 1967 Special Session.

## WARRANTY DEED

TO

Mr. and Mrs. R. Colwell  
P.O. Box 3335  
Redding, CA 96001

(DON'T USE THIS  
SPACE; RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

STATE OF OREGON,  
County of \_\_\_\_\_ ) ss.  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ of Record of Deeds of said County.  
Witness my hand and seal of County affixed.

By \_\_\_\_\_ Title \_\_\_\_\_  
Deputy