

21327

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That FORT COE, INC., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PAUL W. BARTRAM and MARIA C. BARTRAM, 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:

The Northwesterly 60 feet of Lot 8, Block 6, in the original town of Klamath Falls, Oregon, being further described as follows: Beginning at the most Northerly corner of Lot 8 in said block and addition, thence Southwesterly along the line of High Street 66.25 feet to the Westerly line of Lot 8, thence Southeasterly along the Southerly line of Lot 8, 60 feet; thence Northeasterly and at right angles to Third Street 66.25 feet, thence Northwesterly along the line of Third Street 60 feet to the place 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 except contracts, liens, assessments, rules and regulations 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 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 \$ 29,995.00

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 26th day of November, 1973, 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.

FORT COE, INC.

By: *Hal F. Coe*

President

By: *Bonnie B. Coe*

Secretary

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____

ss.

STATE OF OREGON, County of _____

July _____, 1974

Personally appeared _____

Bonnie B. Coe

_____ 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 Fort Coe, Inc.

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 _____

Notary Public for Oregon

My commission expires May 11, 1976

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 8 day of Nov., 1976, at 4:00 o'clock P.M., and recorded in book M. 76 on page 7759 or as file/reel number 21327.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm D Milne

By: *Paul W. Bartram* Recording Officer

Deputy

3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Paul W. and Maria C. Bartram
4427 Denver
Klamath Falls, OR 97 601

NAME, ADDRESS, ZIP

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

N/A

NAME, ADDRESS, ZIP