

ROBERT BEDAL and CARLENE BEDAL, husband and wife

RICHARD E. BRADBURY and MARY F. BRADBURY, husband and wife

of Klamath, State of Oregon, described as: all that real property situated in the County

Beginning at an iron pin which lies North 0° 51' West along the West line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, a distance of 217.5 feet and North 89° 09' East a distance of 30 feet from the iron axle which marks the Southwest corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 1 and running; thence North 0° 51' West a distance of 244.8 feet to an iron pin and being the true point of beginning of this description; thence North 89° 09' East 232.2 feet to an iron pin; thence North 16° 33' East 83.8 feet; thence South 89° 09' West 257.2 feet; thence South 0° 51' East 80 feet to the point of beginning.

Said parcel is also referred to as Lot 63 of Roland Park vacated by order of vacation in Volume 184 at page 171.

SUBJECT TO: Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set out above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 37,250.00

Dated this 1 day of April, 19 77.

Robert E. Bedal

Carlene Bedal

STATE OF OREGON, County of Klamath) ss.

On this, the 1 day of April, 19 77 personally appeared the above named Robert Bedal and Carlene Bedal and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Kathy R. Mallama

Notary Public for Oregon

My commission expires: 6-13-80

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

BEDAL

TO

BRADBURY

After Recording Return to:
Mr. and Mrs. Richard Bradbury
2511 Patterson
Klamath Falls, OR 97601

Sent Tax Statements to:
Dept. of Veterans Affairs
1225 Ferry Street, S.E.
Salem, Oregon 97310

Form No. 0-960
(Previous Form No. TA 16)

#M64763

STATE OF OREGON,

County of KLAMATH) ss.

I certify that the within instrument was received for record on the 4th day of APRIL, 19 77 at 11:31 o'clock A.M. and recorded in book M77 on page 5523 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By *Harold Drazic*

FEE \$ 3.00

Deputy