

## WARRANTY DEED

Vol. <sup>M</sup> 77 Page 17521

77 SEP 20 PM 4 03

EDDIE RICHARDSON and OPAL RICHARDSON, husband and wife, hereinafter referred to as "Grantors," do hereby grant, bargain, sell and convey unto STEVE H. COLLMAN and ROSEMARIE COLLMAN, husband and wife, as tenants by the entirety, hereinafter referred to as "Grantees," their heirs, successors and 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:

The West half of all of the following described property: The East 33 1/3 feet of Lot 414 and the West 30 feet of Lot 413, in Block 101 of Mills Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the South line of Orchard Avenue 16 2/3 feet East of the Northwest corner of said Lot 414 and running thence East along said line of Orchard Avenue a distance of 31 2/3 feet; thence South parallel to the East line of said Lot 414 a distance of 120 feet, thence West along the South line of said Lot 414, a distance of 31 2/3 feet, thence North parallel to the East line of said Lot a distance of 120 feet to the point of beginning.

to have and to hold the same unto the Grantees, their heirs, successors and assigns forever.

Grantors hereby covenant to and with Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of the above granted premises, free from all encumbrances except those reservations, restrictions, rights of way of record and those apparent on the land, and that Grantors will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful



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claims and demands of all persons whomsoever, except those  
claiming under the above described encumbrances.

The true and actual consideration paid for this  
transfer is Five Thousand Two Hundred Eighty-eight and 12/100---  
(\$5,288.12)---Dollars.

IN WITNESS WHEREOF, the Grantors have executed this  
instrument this 24<sup>th</sup> day of July, 1972.

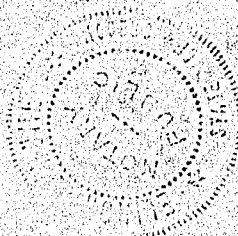
Eddie Richardson  
Eddie Richardson

Opal Richardson  
Opal Richardson

STATE OF OREGON )  
County of Klamath ) ss.

Personally appeared the above named Eddie Richardson  
and Opal Richardson, husband and wife, and acknowledged  
foregoing instrument to be their voluntary act and deed this  
24<sup>th</sup> day of July, 1972.

Elinor J. Home  
Notary Public for Oregon  
My Commission Expires: 11-2-75



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at ~~8:00~~ \_\_\_\_\_  
this 20th day of September A. D. 1977 at 4:03 clock P. M., and  
fully recorded in Vol. M77, of Deeds on Page 17620

Wm D. MILNE, County Clerk  
By Bernetha M. Leitch

Fee \$6.00

Return to:  
Rla. First Federal  
540 main

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