

56590

MOUNTAIN TITLE COMPANY

KNOW ALL MEN BY THESE PRESENTS, That

WARRANTY DEED

THEODORE N. EMARD

MTC 6246778 Page 22854

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILBUR BEDARD and SHARON L. BEDARD, 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:

Lot 4, Block 2, Tract No. 1065, IRISH BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1978-79, a lien, but not yet due and payable.
2. Restrictions as contained in plat dedication.
3. An easement created by instrument recorded in Volume M65, page 2357.
4. Reservations in deed recorded in Book 286, page 367.
5. Declaration of Restrictions recorded in Volume M73, page 5588.

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 as set forth above and apparent upon 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 \$38,200.00. 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 12th day of October, 1978; 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)

Theodore N. Emard

STATE OF OREGON,

County of Klamath

October 12, 1978

Personally appeared the above named Theodore N. Emard

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-23-81

STATE OF OREGON, County of

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

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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Wilbur & Sharon L. Bedard
Star Route, Box 86C
Chiloquin, Oregon 97624

Until a change is requested all tax statements shall be sent to the following address:
same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 12th day of October, 1978, at 1:39 o'clock P.M., and recorded in book M78 on page 22854 or as file/reel number 56590.

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

Wm. D. Milne

By Bernice A. Helich Recording Officer
Deputy

Fee \$3.00

MOUNTAIN TITLE COMPANY