

MTL- 8950

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KNOW ALL MEN BY THESE PRESENTS, That

JOHN F. WASHAM and LENORA W. WASHAM,

as tenants in common  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
ROBERT L. WARD and JEANNE I. WARD, husband and wife  
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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3, Block 7, SUN FOREST ESTATES, TRACT 1060, according to the official plat  
thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 for  
covenants, conditions, restrictions, easements and Articles of Association of record.

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 \$3,800.00  
However, the actual consideration consists of or includes other property of value given or promised which is  
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 6th day of June, 1980;  
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.

*John F. Washam*  
*Lenora W. Washam*

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, Oklahoma } ss.  
County of Woods  
June 6, 1980

Personally appeared the above named  
John F. Washam and Lenora W.  
Washam

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me: *Patricia Headlee*  
Notary Public for Oregon  
My commission expires: July 14, 1980

John F. & Lenora W. Washam  
616 Linden St.  
Alva, Oklahoma 73717

Robert L. & Jeanne I. Ward  
500 Colusa Way  
Livermore, California 94550

After recording return to:  
First Western Title Company  
P. O. Box 5609  
Bend, Oregon 97701

Until a change is requested all tax statements shall be sent to the following address.  
Robert L. & Jeanne I. Ward  
500 Colusa Way  
Livermore, California 94550

STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_ ss.

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 be-  
half 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)

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-  
ment was received for record on the  
20th day of June, 1980,  
at 3:24 o'clock P. M., and recorded  
in book/reel/volume No. M80 on  
page 11417 or as document/fee/file/  
instrument/microfilm No. 85870,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

*Wm. D. Milne*  
By *Bernetha J. Letoch* Deputy

Fee \$3.50

9:20 JUN 20 PM 3 24