

1-1-74

WARRANTY DEED

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96362

KNOW ALL MEN BY THESE PRESENTS, That BARBARA A. BEDARD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVEN DWIGHT COLBURN, 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:

LOTS 1, 2, 11 and 12, Block 3 North Chemult according to the official plat thereof on file in the office of the Klamath County Clerk of Klamath Falls, Ore.

Also:

E½ SE¼ of Section 20, Township 27, Range 8 East of the Willamette Meridian 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

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 \$ 82,790.00

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 7 day of February, 1981; 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)

STATE OF OREGON, }
County of LANE } ss.
FEBRUARY 7, 1981

Personally appeared the above named

BARBARA A. BEDARD

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

Before me:

(OFFICIAL
SEAL)

Joseph A. Bedard

Notary Public for Oregon

My commission expires: 9-27-81

STATE OF OREGON, County of _____) ss.

Personally appeared _____ and

_____, 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 _____

_____, a corporation, 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:

BARBARA A BEDARD

2619 CENTENNIAL

SPRINGFIELD, OREGON 97477

GRANTOR'S NAME AND ADDRESS

STEVEN DWIGHT COLBURN

P.O. BOX 188

CHEMULT, OREGON

GRANTEE'S NAME AND ADDRESS

After recording return to:

STEVEN D. COLBURN

P.O. BOX 188

CHEMULT, OREGON

NAME, ADDRESS, ZIP

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

STEVEN D. COLBURN

P.O. BOX 188

CHEMULF, OREGON

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 25th day of February, 1981, at 2:45 o'clock P.M., and recorded in book/reel/volume No. M81 on page 3330 or as document/fee/file/instrument/microfilm No. 96362, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
By Bernetha Heltsch Deputy

Fee \$3.50

FEB 25 PM 2 45