

TC
24820

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Raymond W. Bernhardt and Erna P. F. Bernhardt, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Oliver A. Phillips, 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 32 in Block 41, Tract No 1184, Oregon Shores Unit 2, First Addition in the County of Klamath, State of Oregon,

1983 JUN 21 PM 1 41

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Oliver A. Phillips
7339 S. Marina Pacifica Dr.
Long Beach, CA 90803

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON

County of

SS.

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

By

Recording Officer

Deputy.

346
800

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.

warrant and forever defend the above granted 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 \$ 8500.00
~~However, the actual consideration consists of or includes other property or value given or promised which is~~

~~the whole~~ 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 17 day of June, 19 83, 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 Oregon Klamath } ss.

June 17, 19 83.

Personally appeared the above named
 Raymond W. Bernhardt and
 Erna P. F. Bernhardt

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

(OFFICIAL
 SEAL)

Notary Public for Oregon
 My commission expires: 8-5-83

STATE OF OREGON, County of _____) ss.
 _____, 19 _____

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:
 Notary Public for Oregon
 My commission expires:

(OFFICIAL
 SEAL)

STATE OF OREGON: COUNTY OF KLAMATH :ss

I hereby certify that the within instrument was received and filed for record on the 21st day of June A.D., 19 83 at 1:41 o'clock P M, and duly recorded in Vol M 83, of deeds on page 9689

Fee \$ 8.00

EVELYN BIEHN COUNTY CLERK
 by [Signature] Deputy