

1-1-74

25598

WARRANTY DEED

Vol. M83 Page 10979

KNOW ALL MEN BY THESE PRESENTS, That JAMES E. EAGLE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES D. BEDDINGFIELD, an unmarried man and BEN A. BRUNO, a single man each as to an undivided <sup>1/2</sup> interest, 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 4 and 5, Block 10, BUENA VISTA ADDITION to the City of Klamath Falls, 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 those of record or apparant on 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 \$83,391.61. 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 7th day of July, 1983; 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)

*James E. Eagle*  
JAMES E. EAGLE

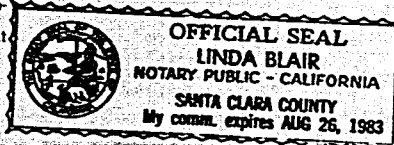
STATE OF CALIFORNIA  
COUNTY OF San Jose

On July 7, 1983

before me, the undersigned, a Notary Public in and for said State, personally appeared James E. Eagle

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS my hand and official seal.



Signature *Linda Blair*

(This area for official notarial seal)

and  
...who, being duly sworn,  
say that the former is the  
and that the latter is the  
of

..., a corporation,  
ment is the corporate seal  
is signed and sealed in be-  
1 of directors; and each of  
untary act and deed.

(OFFICIAL  
SEAL)

James E. Eagle  
2643 Sutro Drive  
San Jose, CA 95124

GRANTOR'S NAME AND ADDRESS

James D. Beddingfield/Ben A. Bruno

148 Race Street

San Jose, California 95126

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ben A. Bruno c/o Marquis & Hill

148 Race Street

San Jose, California 95126

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 Klamath

I certify that the within instrument was received for record on the 11 day of July, 1983, at 12:30 o'clock P.M., and recorded in book/reel/volume No. M 83 on page 10979 or as document/fee/file/instrument/microfilm No. 25598, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By *Luc Lewis* Deputy

4.00 fee

83 JUL 11 PM 12 30

3001 (6/82) (Individual) First American Title Company