

1-1-74 27572

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That PHILIP EUGENE BRADFORD and CAROL ANN BRADFORD, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GLEN L. TERRIERE and EMMA A. TERRIERE, 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 608, Block 103, MILLS ADDITION to the City of Klamath Falls, Oregon.

SUBJECT TO: (1) Trust deed dated July 15, 1982, recorded October 1, 1982, in Book M-82, Page 13170, mortgage records of Klamath County, Oregon, wherein Transamerica Title Insurance Co. is the trustee for Walter E. Matthews and A. Bernice Matthews, husband and wife, beneficiaries, which trust deed grantees assume and agree to pay. (2) 1983-84 real property taxes which are now a lien but not yet due and payable.

(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 as stated above,

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 \$18,000.00. ~~However, the above consideration is not to be construed as a consideration for the purpose of the Oregon Real Property Tax Law, Chapter 500, ORS 500.010, which requires that the consideration for the purpose of the Oregon Real Property Tax Law be stated in terms of dollars and cents.~~

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 29th day of August, 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)

Philip Eugene Bradford
Carol Ann Bradford

STATE OF OREGON

County of Klamath } ss.
August 29, 1983

Personally appeared the above named PHILIP EUGENE BRADFORD and CAROL ANN BRADFORD, husband and wife,

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11-2-86

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 _____

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Glen L. Terriere
451 Donald
Klamath Falls, Ore. 97601

NAME, ADDRESS, ZIP

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

GLEN L. and EMMA A. TERRIERE

451 Donald
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 30 day of Aug. 1983 at 10:49 o'clock A.M., and recorded in book/reel/volume No. M83 on page 14614 or as document/fee/file/instrument/microfilm No. 27572, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By _____ Deputy

4.00 fee