

1-1-74

40071

WARRANTY DEED

Vol. M84 Page 14026

KNOW ALL MEN BY THESE PRESENTS, That Charles R. Biddle

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Floyd Adams aka Floyd A. Adams, 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 2 Block 31
Klamath Falls Forest Estates Highway 66 Unit, Plat No.2
Book M 69 on page 1189

(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 conditions, restrictions, limitations, easements and rights of way of record affecting the herein described property.

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 \$ 5,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols ①, 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 26 day of July, 1984; 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.

Charles R. Biddle

Charles R. Biddle

(If executed by a corporation, affix corporate seal)

STATE OF CALIFORNIA

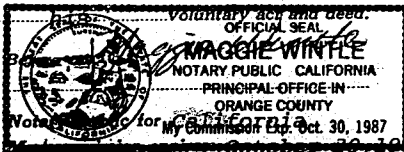
County of Orange

July 26, 1984

Personally appeared the above named

Charles R. Biddle

and acknowledged the foregoing instrument to be



(OFFICIAL SEAL)

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

Charles R. Biddle
8912 Baingford Drive
Huntington Beach, CA 92646

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings & Loan
2943 South Sixth Street
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Floyd A. Adams

Teal Drive

Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 15th day of August, 1984, at 3:49 o'clock P.M., and recorded in book/reel/volume No. M84 on page 14026 or as document/fee/file/instrument/microfilm No. 40071, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By *Pam Smith* Deputy

Fee: \$4.00

SPACE RESERVED FOR RECORDER'S USE