

40336

CRATER TITLE INSURANCE CO.
JOSEPHINE COUNTY TITLE CO.P. O. BOX 336, 604 W. MAIN ST., MEDFORD, OREGON
P. O. BOX 71, 507 N.E. 6th ST., GRANTS PASS, OREGONKNOW ALL MEN BY THESE PRESENTS, That ALTON R. RHODES, RONALD W. CHERRY,
AND JAMES OHfor consideration hereinafter stated to the grantor paid by EDWIN H. BURNS, hereinafter called the grantor,does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs 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, bounded and described as follows, to-wit:Lot 20, of PELICAN ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF
ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

To Have and to Hold the above described and granted premises unto the said grantee and grantee's heirs and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except 1984-85 real property taxes, easements, covenants and encumbrances of record or apparent on the ground

and that grantor will and grantor's heirs, executors and administrators shall warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 12,000.00
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand and seal this 17th day of August, 1984.

Alton R. Rhodes (SEAL)
Ronald W. Cherry (SEAL)
James Oh (SEAL)

STATE OF OREGON

County of Jackson

ss

August 17, 1984

BEFORE ME PERSONALLY appeared the above named Alton R. Rhodes, Ronald W. Cherry,
and James Oh
and acknowledged the foregoing instrument to be their voluntary act and deed.

Jeannie A. Alford
Notary Public for Oregon

My Commission expires: 7-9-87

(SEAL)

WARRANTY
DEED

State of Oregon } ss.
County of Jackson
KLAMATH

I hereby certify that the within instrument of writing was received and filed at 11:12 o'clock A.M. the 22 day of Aug. 1984 and is recorded in Deed Records for Jackson County, Oregon.

Evelyn Biehn County Clerk By KIAMATH Deputy

Fee: \$4.00 Index: \$1.00

JOSEPHINE COUNTY TITLE CO. P. O. BOX 71, 507 N.E. 6th ST., GRANTS PASS, OREGON
CRATER TITLE INSURANCE CO. P. O. BOX 336, - 604 W. MAIN ST., - MEDFORD, OREGON

RETURN TO And

Mail tax statement to
Grantee at E. H. Burns

6850 Downing Rd #5
Central Point, Ore.

TITLE INSURANCE

21 11 AM '84