

WARRANTY DEED

47833

KNOW ALL MEN BY THESE PRESENTS, That GLENN A. HURD AND KAREN G. HURD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert and Jerri Gardner, 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 1, Block 6, RIVER PINE ESTATES, in the County of Klamath,
State of 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 any conditions, restrictions, reservations, and easements of record.

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 \$ 15,000.00.
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 ©, 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 13 day of April, 1985;
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.

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.

Glenn A. Hurd
Karen G. Hurd

STATE OF OREGON, } ss.
County of Deschutes, 1985
April 13

Personally appeared the above named Glenn A. Hurd and Karen G. Hurd and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires: 9-27-87

STATE OF OREGON, County of _____, 19____

Personally appeared _____, 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.

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Glenn A. and Karen G. Hurd
20594 Coburg Rd. P. O. Box 266
Harrisburg, OR. 97446

Robert and Jerri Gardner
HC61 Box 2
Lapine, Or. 97739

After recording return to:
Robert and Jerri Gardner
HC61 Box 2
Lapine, OR. 97739

Until a change is requested all tax statements shall be sent to the following address.
Robert and Jerri Gardner
HC61 Box 2
Lapine, OR. 97739

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 16th day of April, 1985, at 11:32 o'clock A.M., and recorded in book/reel/volume No. 185 on page 5507 or as fee/file/instrument/microfilm/reception No. 47833, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Pam Smith Deputy

Fee: \$5.00

APR 15 AM 11 32