

OA

48637

WARRANTY DEED

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6979

KNOW ALL MEN BY THESE PRESENTS, That * Edgar J. Blodgett *

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 * Bruce A. Gerlach *, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

***** Lot 6 Block 6 La Wanda Hills No. 2 Tract No. 1149,
 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

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 \$.....

However, the actual consideration consists of or includes other property or value given or promised which is
 the whole 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 25th 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.

STATE OF OREGON,

County of Klamath ss.April 29, 1985

Personally appeared the above named.....

EDGAR J. BLODGETT

and acknowledged the foregoing instru-
 ment to be his voluntary act and deed.

Before me

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 5-3-87

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 be-
 half 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:

(If executed by a corporation,
affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Brian J. Berardini, Esq.
250 West 14th Avenue, Suite 102
Denver, Colorado 80204

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-
 ment was received for record on the
10th day of May, 1985,
 at 11:16 o'clock A.M., and recorded
 in book/reel/volume No. 185 on
 page 6979 or as fee/tile/instru-
 ment/microfilm/reception No. 48637,
 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: \$5.00