



41756
STATUTORY WARRANTY DEED
 (Individual or Corporation)

ODEN R. BERNARD AND RITA J. BERNARD

conveys and warrants to ***NICHOLAS A. FRANCIS AND JUDE FRANCIS, husband and wife***, Grantor,

the following described real property in the County of Klamath and State of Oregon, Grantee,

Starting at the Southeast corner of Section 36, Township 39 South, Range 9 East of the Willamette Meridian, thence North 0°14' East 33.5 feet; thence North 89°52' West 702.5 feet to the true point of beginning; thence continuing North 89°52' West 146.0 feet; thence North 0°14' East 575.1 feet; thence South 89°57' East 146.0 feet; thence South 0°14' West 575.32 feet to the true point of beginning.

This property is free of liens and encumbrances, EXCEPT:

Reservation and restriction of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 57,000.00 (Here comply with the requirements of ORS 93.030*).

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 14th day of August, 19 89 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Oden R. Bernard
 ODEN R. BERNARD

Rita J. Bernard
 RITA J. BERNARD

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 14th day of August, 19 89

by Oden R. Bernard and Rita J. Bernard

[Signature]
 PUBLIC

Notary Public for Oregon

My commission expires: 12-22-92

After recording return to:

Mr. & Mrs. Nicholas A. Francis
 7175 Old Midland Rd.
 Klamath Falls, Oregon 97601
 NAME, ADDRESS, ZIP

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

Klamath First Federal Savings & Loan
 540 Main Street
 Klamath Falls, Oregon 97601

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 19 _____

by _____ and _____

by _____ of _____

a corporation, on behalf of the corporation.

Notary Public for Oregon

STATE OF OREGON,)ss.

County of Klamath

Filed for record at request of:

Klamath County Title Co.

on this 28th day of Nov. A.D., 19 89

at 8:52 o'clock A.M. and duly recorded

in Vol. M89 of Deeds Page 22939

Evelyn Biehn County Clerk

By *[Signature]*

Deputy.

Fee, \$8.00