

OK

35647

WARRANTY DEED

Vol. mq Page 20769

KNOW ALL MEN BY THESE PRESENTS, That BARBARA A. BEDARD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TED L. ASHBY and GERALDINE ASHBY, 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:

Southerly 50 feet of Lot 8 and Southerly 50 feet of Lot 9
also vacated alley lying Easterly of Lot 3, Block 3, Chemult.
Plot of Chemult, Oregon as recorded in Klamath County Plat Record.

(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 easements and/or government restriction that could exist.

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 \$ 3,000.00

~~However, the above consideration shall not constitute the whole or any part of the consideration for the transfer of the property described herein, which is the whole consideration and cash value of the property.~~ (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 8th day of August, 1991; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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 FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Barbara A. Bedard
BARBARA A. BEDARD

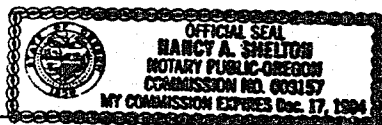
STATE OF OREGON, County of Lane

This instrument was acknowledged before me on August 9, 1991, by Barbara A. Bedard

This instrument was acknowledged before me on _____, 19____, by _____

as _____

of _____



Nancy A. Shelton
Notary Public for Oregon
My commission expires 12-17-94

Barbara Bedard
P.O. Box 2184
Brentwood, TN 37024-2184
GRANTOR'S NAME AND ADDRESS

Ted and Geraldine Ashby
P.O. Box 178
Chemult, OR 97731
GRANTEE'S NAME AND ADDRESS

After recording return to:

Ted Ashby
P.O. Box 178
Chemult, OR 97731
NAME, ADDRESS, ZIP

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

Ted Ashby
P.O. Box 178
Chemult, OR 97731
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 7th day of Oct., 1991, at 11:12 o'clock A.M., and recorded in book/reel/volume No. M91 on page 20769 or as fee/file/instrument/microfilm/reception No. 35647, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Dorene M. Mulender Deputy

Fee \$28.00