

43545

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

DIANE E. WELLS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called the grantee, with rights of survivorship \_\_\_\_\_, hereinafter called PETE BOURDET and JACQUELYN BOURDET, the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

That portion of the E 1/2 of the NW 1/4 of the NW 1/4 of Section 23, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, State of Oregon, lying South of the Southern Pacific Railroad.

"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."

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 and the above granted premises, free from all encumbrances except those of

record and those apparent upon the land, if any, as the date of this deed 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 \$ 13,250.00

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 15th day of April, 19 92; 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.

Diane E. Wells  
DIANE E. WELLS

STATE OF OREGON,

County of KlamathApril 15, 19 92 ss.

Personally appeared the above named \_\_\_\_\_  
DIANE E. WELLS

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be her voluntary act and deed.

Before me:

Notary Public for Oregon  
My Commission expires: 10/10/93  
PUBLIC  
STATE OF OREGON

STATE OF OREGON, County of \_\_\_\_\_ ss.

The foregoing instrument was acknowledged before me this

\_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_,

\_\_\_\_\_, president, and by \_\_\_\_\_,

\_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_ (SEAL)  
My commission expires: \_\_\_\_\_

DIANE E. WELLS

P.O. Box 1794  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

MARC BOURDET and JACQUELYN BOURDET

P.O. BOX 803

CHILOQUIN, OR 97624

GRANTEE'S NAME AND ADDRESS

MARC BOURDET and JACQUELYN BOURDET

P.O. BOX 803

CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

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

MARC BOURDET and JACQUELYN BOURDET

P.O. BOX 803

CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was

received for record on the 15thday of April, 19 92,at 3:46 o'clock P M., and recordedin book M92 on page 7986 or asfile/reel number 43545,

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Doreen Y. Nellendore Deputy

Fee \$30.00