

99959 35307ms

WARRANTY DEED

Vol. 1195 Page 12456

KNOW ALL MEN BY THESE PRESENTS, That

ROBERT T. HARCOURT and ROSE M. HARCOURT, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

PHILLIP BRADSHAW

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

MOUNTAIN TITLE COMPANY

"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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

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

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 \$ 2,500.00

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 2nd day of May, 19 95; 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.

STATE OF OREGON

County of Contra Costa ss.MAY 2, 19 95

Personally appeared the above named

ROBERT T. HARCOURT

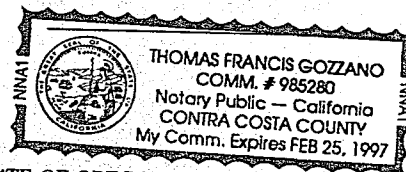
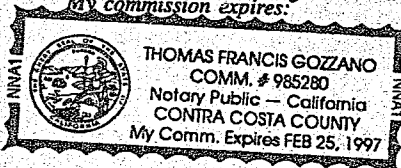
ROSE M. HARCOURT

and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:



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

My commission expires:

(SEAL)

ROBERT T. HARCOURT and ROSE M. HARCOURT

218 BUTRA COURT

PINOLE, CA 94564

GRANTOR'S NAME AND ADDRESS

PHILLIP BRADSHAW

730 SAN PABLO AVENUE, BLDG 5, SPACE 11

PINOLE, CA 94564

GRANTEE'S NAME AND ADDRESS

After recording return to:

PHILLIP BRADSHAW

730 SAN PABLO AVENUE, BLDG 5, SPACE 11

PINOLE, CA 94564

NAME, ADDRESS, ZIP

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

PHILLIP BRADSHAW

730 SAN PABLO AVENUE, BLDG 5, SPACE 11

PINOLE, CA 94564

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was

received for record on the _____

day of _____, 19 _____,

at _____ o'clock _____ M., and recorded

in book _____ on page _____ or as

file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

By _____ Recording Officer

Deputy

11488
12457

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

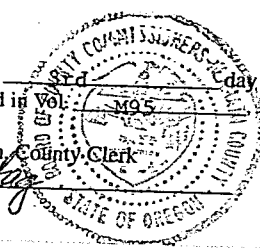
Lot 116 in Block 31 of FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

Lot 1 in Block 25 of THIRD ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 12th day
of May A.D., 19 95 at 1:41 o'clock P M., and duly recorded in Vol. M95
of Mortgages on Page 11487
FEE \$35.00
INDEXED By Bernetha G. Letsch
D 111



Re-recorded to correct book

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 12th day
of May A.D., 19 95 at 3:27 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 12456
FEE None
By Annette Mueller
Bernetha G. Letsch, County Clerk