

MC 1396

WARRANTY DEED

BERNARD R. CARDINAL

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BERNARD R. CARDINAL AND FRANCIS BABCOCK, brother and sister not as tenants in common** hereinafter called 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:
but with the right of survivorship

Lot 16 in Block 11 of TRACT No. 1064 FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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."

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 apparent to the land

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 \$ other than money. 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, 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 4th day of October, 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 Klamath) ss.
October 4, 19 95

Bernard R. Cardinal

Personally appeared the above named
Bernard R. Cardinal

Bernard R. Cardinal

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

Before me:

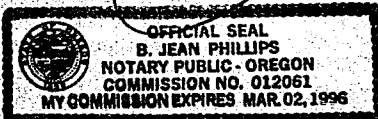
B. Jean Phillips
Notary Public for Oregon
My commission expires:

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)



GRANTOR'S NAME AND ADDRESS	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
<u>Bernard R. Cardinal</u>	
<u>5423 Sherwood Drive</u>	
<u>Klamath Falls, Oregon 97603</u>	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address:	
<u>same as above</u>	
NAME, ADDRESS, ZIP	

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 4th day of October, 19 95, as 1:45 o'clock P. M. and recorded in book M95 on page 26833 or as file/reel number 7120, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co. Clerk

Fees: \$30.00

By Annette Mueller Recording Officer Deputy