FORM No. 721 – WARRANTY DEED (INDIVIDUAL OR CORPORATION)

NO 39835

97 JUN 24 AM 11:38

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William Hall Bird
1840 South Bollinger Street
Visalia, California 93277
(Grantor's Name and Address)

Pamela Jean Cordon
419 A Orin Rice Road
Colville, Wa. 99114
(Grantee's Name and Address)

After recording, return to (Name, Address, Zip):
Pamela Jean Cordon
419 A Orin-Rice Road
Colville, Wa. 99114

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Pamela Jean Cordon
419 A Orin-Rice Road
Colville, Wa. 99114

SPACE RESERVED FOR RECORDER'S USE

Fee: $30.00
$20.00
Non-Standard
MTC 59716-8365

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 24th day of June, 1997, at 11:38 o'clock A.M., and recorded in book/reel/volume No. M97 on page 19477 and/or as fee/file/instrument/microfilm/reception No. 39835-Deed Records of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Ross, Deputy.

QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that William Hall Bird

hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto Pamela Jean Cordon

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

That portion of Lot 1, block 7, situated North And East of A point N 415 ft. and E 1035 ft. of the SW corner of said Lot 1, block 7. Also described as: the North 415 ft. except the west 1035 ft of sfd Lot. Consisting of 10.4 Gross Acres. Parcel no. #3313-02800-01300 M68-4791 classified as the Klamath Sycan River Estates. Plus 50% of ALL mineral Rights, And ALL water rights to dwell for Any water.

And no-one shall have easements rights to drill or make ditches + canals with-out the Grantor's permission.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is $ 1.00 and other considerations. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols Φ, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 19th day of June, 1997; if grantor is a corporation, it has caused its name to be signed and its seal, if any, 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 AND TO DETERMINE THERE LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930.

William Hall Bird

Pamela Jean Cordon

STATE OF WASHINGTON, County of Stevens } ss.

This instrument was acknowledged before me on June 19, 1997, by William Hall Bird and Pamela Jean Cordon

This instrument was acknowledged before me on ....., 19....., as ..... of .....

Sally A. Shute
Notary Public for WASHINGTON
My commission expires 8-15-00

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.