

1-1-74

WARRANTY DEED

Vol. M97 Page 20762



40452

KNOW ALL MEN BY THESE PRESENTS, That JEFFREY BRADFORD AND ANGELA ZIEG, WITH RIGHTS TO SURVIVORSHIP

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JEFFREY BRADFORD AND ANGELA BRADFORD, AS TENANTS BY THE ENTIRETY, 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:

LOT 3 IN BLOCK 14, TRACT NO. 1070, SIXTH ADDITION TO SUNSET BILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

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(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

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 \$.....  
 However, the actual consideration consists of or includes other property or value given or promised which is the whole 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..... day of....., 19.....; 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.

(If executed by a corporation, affix corporate seal)

*Jeffrey Bradford*  
*Angela Zieg*

STATE OF OREGON, )  
 County of Klamath ) ss.  
May 5, 1997

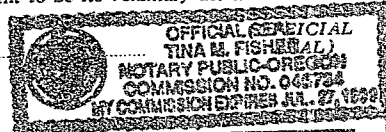
Personally appeared the above named  
Jeffrey Bradford  
Angela Zieg  
 and acknowledged the foregoing instrument to be..... voluntary act and deed.

Before me:  
Tina M Fisher  
 Notary Public for Oregon  
 My commission expires: 7-27-99

STATE OF OREGON, County of Klamath ) ss.  
May 5, 1997  
 Personally appeared Jeffrey S Bradford and Angela Zieg who, being duly sworn, each for himself and not one for the other, did say that the former is the..... president and that the latter is the..... secretary of.....

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:  
Tina M Fisher  
 Notary Public for Oregon  
 My commission expires: 7-27-99



<u>JEFFREY BRADFORD AND ANGELA ZIEG</u>	
GRANTOR'S NAME AND ADDRESS	
<u>JEFFREY BRADFORD AND ANGELA BRADFORD</u>	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
<u>SOUTH VALLEY BANK &amp; TRUST</u>	
<u>P O BOX 5210</u>	
<u>KLAMATH FALLS OR 97601</u>	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address:	
NAME, ADDRESS, ZIP	

STATE OF OREGON, ) ss.  
 County of Klamath  
 I certify that the within instrument was received for record on the 3rd day of July, 1997, at 10:22 o'clock A.M., and recorded in book M97 on page 20762 or as file/reel number 40452, Record of Deeds of said county.  
 Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk  
Recording Officer  
 By Kathleen Krasl Deputy

Fee: \$30.00

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