

1967

KNOW ALL MEN BY THESE PRESENTS, That JACK D. COLEMAN and  
LOLA C. COLEMAN, Husband and Wife,

hereinafter called the grantor, for the consideration hereinafter stated,  
to grantor paid by ARTHUR A. BEDDOE and DOREEN A. BEDDOE, Husband and Wife,  
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, sit-  
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

The southeasterly rectangular 36 feet of Lot 8 and northwesterly  
rectangular 29 feet of Lot 9, Block 10 Eldorado, an addition to  
the City of Klamath Falls, Oregon, according to the official plat  
thereof, records of Klamath County, Oregon.

Subject, however, to the following:

Mortgage, including the terms and provisions thereof,  
given by Mack P. Jones and Marie Martin Jones, husband  
and wife, to the First National Bank of Oregon, to secure  
the payment of \$15,000.00, dated July 13, 1961 and re-  
corded in Book 203, Page 200, Klamath County Mortgage  
Records, which said mortgage the grantees assume and  
agree to pay according to the terms and provisions  
thereof, there presently being an unpaid balance thereon  
in the sum of \$13,016.89.

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 except  
as noted of record;

and that grantor will warrant and forever defend the above  
granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomso-  
ever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$16,000.00.  
However, the actual consideration consists of or includes other property or value given or promised which is  
part of the consideration (indicate which) 0.

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 3<sup>rd</sup> day of June, 1969.

*Jack D. Coleman* *Lola C. Coleman*

STATE OF OREGON, County of Klamath ) ss. June 5, 1969  
Personally appeared the above named JACK D. COLEMAN and LOLA C. COLEMAN,  
Husband and Wife,  
and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: *Vanita W.*  
Notary Public for Oregon  
My commission expires 6-21-69

NOTE—The sentence between the symbols 0, if not applicable, should be deleted. See Chapter 402, Oregon Laws 1967, as amended by the 1967 Special Session.

## WARRANTY DEED

JACK D. COLEMAN, et ux.

TO

ARTHUR A. BEDDOE, et ux.

AFTER RECORDING RETURN TO

*Arthur Beddoe*  
*296 Main St.*  
*- City*

(DON'T USE THIS  
SPACE. RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

FEE \$ 1.50

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
9th day of June, 1969  
at 1:08 o'clock P.M., and recorded  
in book M-69 on page 4476.  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

WM D. MILNE

COUNTY CLERK Title.  
By *Charles K. Christman* Deputy.