

A-24872

FORM No. 633—WARRANTY DEED (Individual or Corporate).

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

92872

WARRANTY DEED

Vol. 111 Page 12162

KNOW ALL MEN BY THESE PRESENTS, That IDA LEA CUNNINGHAM, formerly IDA LEA GIVAN,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ELTON ALBERT BECK, VELMA JEAN BECK, VICKI RAE BECK and RICHARD HOWARD BECK, 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:

The E1/2W 1/2 and Government Lots 1, 2, 3 and 4 (W 1/2) in Section 19, Township 30 South, Range 9 East of the Willamette Meridian.

- SUBJECT TO: 1. Reservations, restrictions, rights of way and easements of record and those apparrant on the land;
2. Taxes for the fiscal year 1974-75;
3. If the land becomes disqualified for the special farm assessment under the statute, an additional tax may be levied for the years since October 5, 1968, in which the land was subject to the special assessment;

CONTINUED ON REVERSE

(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

except as herein set forth

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 \$ 49,000.00

However, the actual consideration consists of the inclusion of the property of value then de 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 4th day of September, 1974, 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.

Ida Lea Cunningham

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

September 4, 1974

IDA LEA CUNNINGHAM, formerly IDA LEA GIVAN

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 8-11-78

STATE OF OREGON, County of ss.

Personally appeared

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

a corporation, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Ida Lea Cunningham
Route 2, Box 712
Klamath Falls, Oregon

GRANTOR'S NAME AND ADDRESS
Eldon, Velma, Vicki & Richard Beck
Macdoel
California

After recording return to:

Howard Beck
Macdoel, California

NAME, ADDRESS, ZIP

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

Howard Beck
Macdoel
California

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of 1974, 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

SPACE RESERVED FOR RECORDER'S USE

12063

4. Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highway.
5. Reservations and restrictions in Land Status Reports dated October 30, 1958, and recorded November 3, 1958, in Deed Volume 305 pages 675 and 681, as follows:
"The above described property is subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate, or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 510)."
6. Liens and assessments, contracts, water rights, proceedings, taxes relating to irrigation, drainage and/or reclamation of said lands; and all rights of way for ditches, canals and conduits, if any of the above there may be.
7. Road rights of way as disclosed by agreement between Crown Zellerbach Corporation, a Nevada corporation and Boise-Cascade Corporation, a Delaware corporation, dated June 28, 1968, recorded September 8, 1969, in Volume M69 at page 7698, Microfilm records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Klamath County Title

Filed for record at request of _____
this 10 day of Sept A. D. 1974 at 4:12 o'clock P. M., and
duly recorded in Vol. M-74, of _____ deeds on Page 12062

4.00

Wm D. MILNE, County Clerk
[Signature]