

A 24954

98879

WARRANTY DEED

6125
2921

KNOW ALL MEN BY THESE PRESENTS, That RICHARD C. BEESLEY and RUTH I. BEESLEY, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LARRY CHRISTIAENS, INC., an Oregon corporation, 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:

A parcel of land lying in the NW $\frac{1}{4}$ of Section 11, Twp 39 S., Range 9 E.W.M., more particularly described as follows:

Beginning at a point which is N. 1 $\frac{1}{2}$ ° 12' W 361.4 feet and East 30 feet from the West $\frac{1}{4}$ corner of said Section 11; thence N. 1 $\frac{1}{2}$ ° 12' W. 190 feet; thence North 88° 57' E. 100 feet; thence South 1 $\frac{1}{2}$ ° 12' E. 100 feet; thence South 88° 57' W. 100 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying within the right-of-way of Summers Lane and any portion lying within the right-of-way of Winter Avenue.

SUBJECT TO: Reservations, restrictions, easements and/or rights-of-way of record and those apparent on the land.

(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 hereinabove set forth,

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 \$39,000.00.

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 13 day of March, 1975; 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)

STATE OF OREGON,

County of KLAMATH

March 13

1975

Personally appeared the above named RICHARD C. BEESLEY and RUTH I. BEESLEY

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

Before me: Notary Public for Oregon
My commission expires 9/2/75

STATE OF OREGON, County of

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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

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

R. C. Beesley
327 N. 6th St.
GRANTOR'S NAME AND ADDRESS

L. Christiaens Inc.
3639 Summers Lane
A. Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantor

NAME, ADDRESS, ZIP

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

Grantor

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 14th day of MARCH, 1975, at 10:40 o'clock A.M., and recorded in book M 75 on page 2921 or as file/reel number 98879.

Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By: Handwritten Signature Deputy

FEE \$ 2.00