

1362

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That G. W. Beck and Jannie Fay Beck

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 BERNARD McCracken and Emma M. McCracken, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at the center of an iron pipe driven in the ground in the line
 marking the Westerly boundary of the Lelies-California Highway as the same
 is now constructed, from which Angle Point No. 7 in the meander line of
 Section 31, Twp. 37 South, Range 9, E. W. M., as established by Fred Hensch,
 U. S. Cadastral Engineer, in November 1916, bears North 16°37' East 932.3
 feet distant; and running thence North 91°27' West 235.5 feet; thence South
 30°12' West 201 feet; thence South 72°08' East 269.2 feet, more or less, to
 a point in the Westerly line of the Highway which is South 19°08' West 237
 feet from the point of beginning; thence North 19°08' East along the West-
 erly line of the Highway, 237 feet to the place of beginning, and being a
 portion of Lot 2 of Section 31, Township 37 South, Range 9 East of the
 Willamette Meridian.

Subject to; Easements and rights of way of record and those apparent on the
 land, if any.
 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 that

grantee agrees to allow grantor to repurchase said property for a period of one
 year for the same consideration paid by the grantor plus 6% interest.

Grantor to remain on premises for a period of one year. 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 \$ 2,700.00

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 23 day of May, 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.

George W. Beck Jannie F. Beck

(If executed by a corporation,
 affix corporate seal)

STATE OF OREGON, } ss.

County of Klamath }
May 25, 1975

Personally appeared the above named

George W. Beck and Jannie F. Beck

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires 10-25-78

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____

and _____

each for himself and not one for the other, did say that the former is the

_____ who, being duly sworn,

_____ 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 be-

half 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:

George W. Beck and Jannie Fay Beck
St. 3, Box 1145Klamath Falls, Oregon 97603
GRANTOR'S NAME AND ADDRESSBernard McCracken and Emma M. McCracken
1700 Pampas Ave.Santa Barbara, Calif. 93101
GRANTEE'S NAME AND ADDRESS

After recording return to:

Bernard McCracken
1730 Pampas Ave.Santa Barbara, Calif. 93101
NAME, ADDRESS, ZIP

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

Bernard McCracken
1730 Pampas Ave.Santa Barbara, Calif. 93101
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
4th day of JUNE, 1974,at 10:30 o'clock A. M., and recorded
in book M. 75 on page 6214 or as
file/reel number 1362

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. MILNE

Recording Officer
By Hazel Hazel Deputy

FEE 2.00