

1-1-74

WARRANTY DEED

3487

11162

KNOW ALL MEN BY THESE PRESENTS, That
EDWARD L. DOWDY and DELINA B. DOWDY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
RALPH E. BEARD and HELEN B. BEARD, 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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 40 of VILLA ST. CLAIR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 set forth on the reverse side hereof

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 \$ 15,000.00

① However, if the consideration consists of or includes other property or value given or promised which is not stated in terms of dollars, the sentence between the symbols ①, 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 March, 1976; 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.

Edward L. Dowdy
Edward L. Dowdy

(If executed by a corporation,
affix corporate seal)

Delina B. Dowdy
Delina B. Dowdy

STATE OF OREGON, } ss.
County of Klamath
March 10, 1976

STATE OF OREGON, County of) ss.
March 10, 1976

Personally appeared _____ and
_____, 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 _____

Personally appeared the above named
Edward L. Dowdy & Delina B. Dowdy

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

Before me: _____
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3/25/77

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

DOWDY

GRANTOR'S NAME AND ADDRESS

BEARD

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mountain Title Company
407 Main Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Ralph E. Beard and Helen B. Beard
4318 Bartlett
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

County of _____

I certify that the within instrument was received for record on the day of _____, 19_____, 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

FORM N
1-1-74

for the
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herein
in the
wise

38-10245

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SUBJECT TO:

3408

1. The premises herein described are within and subject to the statutory powers including the power of assessment, of South Suburban Sanitary District.
2. The premises herein described are within and subject to the statutory powers including the power of assessment, of Klamath Irrigation District.
3. Reservations contained in Deed recorded January 29, 1948 in Volume 216, page 241, Deed Records of Klamath County, Oregon, to wit:
"Subject to certain governmental charges, and Klamath Irrigation District charges, and the roadways, ditches, and utility privileges (water, electricity, telephone, etc.) which may be necessary to cross the above lots, in order to make connections with other tracts in that platted area."
4. Unrecorded Real Estate Contract, including the terms and provisions thereof and such other exceptions as may appear necessary upon the recording thereof, dated May 28, 1965, between E. M. Alcorn and Lela Alcorn, husband and wife, Vendor and Allen L. Gueck and Cielleen D. Gueck, husband and wife, Vendee as disclosed by the following assignment:

The Vendors interest in said Real Estate Contract was assigned by instrument dated October 12, 1965, recorded October 27, 1965, in Volume M65, page 3167, Microfilm Records of Klamath County, Oregon to Arthur W. Jolly and Beatrice D. Jolly, husband and wife.

Due probate and administration of the Estate of Arthur W. Jolly, deceased, Probate Number 75-40P, which proceedings are pending in the Circuit Court for Klamath County. Edward D. Jolly was appointed as personal representative for the estate. Attorney for estate, H. F. Smith.

5. Unrecorded Real Estate Contract, including the terms and provisions thereof and such other exceptions as may appear necessary upon the recording thereof, dated September 25, 1969, between Everett R. Dennis and Frances Dennis, husband and wife, Vendor, and Edward L. Dowdy and Delina B. Dowdy, husband and wife, Vendee, which the Grantees named herein assume and agree to pay, disclosed by the following assignment:

The Vendees interest in said Real Estate Contract was assigned by instrument dated March 10, 1976, recorded March 10, 1976, in Volume M76, page 3406, Microfilm Records of Klamath County, Oregon, to Ralph E. Beard and Helen B. Beard, husband and wife.

OF OREGON; COUNTY OF KLAMATH; ss.

for record ~~XXXXXXXXXX~~ 2:50 P
this 10th day of MARCH A. D. 1976 at / o'clock M., and
duly recorded in Vol. M 76, of DEEDS on Page 3407
FEE \$ 6.00 Wm D. MILHE, County Clerk
By *Hazel Dray*

FORM N
11-74

for the
PADD
herein
in the
wise

38-10245

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