

18129

WARRANTY DEED

George W. Beck and Jannie F. Beck, 18129

KNOW ALL MEN BY THESE PRESENTS, That husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THEODORE H. CHAPMAN, 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:

All that portion of Lot 2, Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly line of the county road, formerly the Dalles-California highway, from which angle point No. 7 in the meander line of said Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, as established by Fred Mensch, U. S. Cadastral Engineer, in November, 1916, bears North 19° 08' East 237.45 feet and North 16° 37' East 932.3 feet; thence running from said point of beginning, South 19° 08' West 133.25 feet; thence North 81° 27' West 312.1 feet; thence North 30° 12' East 191.0 feet; thence South 72° 08' East 269.2 feet to the point of beginning.

(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:

1. Taxes for the fiscal year, 1976-1977, a lien but not yet due and payable.

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 \$ 20,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 25 day of August, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
August 25, 1976

Personally appeared the above named George W. Beck and Jannie F. Beck

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

(OFFICIAL SEAL)

Before me: J. B. Putak

Notary Public for Oregon

My commission expires: 8-12-77

STATE OF OREGON, County of) ss.
August 25, 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

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: J. B. Putak

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Theodore H. Chapman
Route 3 Box 1145
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs
1225 Ferry Street, S.E.
Salem, Oregon 97310

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 25 day of August, 1976, at 12:20 o'clock P. M., and recorded in book M76 on page 13272 or as file/reel number 18129.

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

Wm. D. Milne, County Clerk
Recording Officer

By J. B. Putak Deputy

Fee \$3.00