

1-1-74

12056

WARRANTY DEED

Vol. M76 Page 14523

KNOW ALL MEN BY THESE PRESENTS, That.....RICHARD C. BEESLEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JULIAN W. ECCLES and PEGGIE P. ECCLES, 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:

That certain triangular tract of land bounded by the Esplanade in SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, the Railroad right of way and the United States Government Canal described as follows:

Commencing at a point formed by the Northerly line of the Esplanade and the Southerly line of the United States Government Canal; thence along the North-erly line of the Esplanade 169.2 feet to the intersection with the Easterly line with Railroad right of way; thence Northwesterly along said Railroad right of way 480.4 feet to the intersection of the Railroad right of way and the United States Government Canal right of way; thence Southeasterly along said Canal right of way to the place of beginning, being situated in the West half of the Southwest Quarter of Section 28, Township 38, South, Range 9 East of the Willamette Meridian. SUBJECT TO: Reservations, restrictions, rights of way and/or easements of record and those apparent on the land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(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 stated

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 \$25,000.00

part of the singular is deleted. (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.

Witness my hand and the seal of said County of San Diego, California, this _____ day of September, 1976;

In Witness Whereof, the grantor has executed this instrument this _____ day of September, 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
September 15, 1976

Personally appeared the above named
RICHARD C. BEESLEY

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

(OFFICIAL
SEAL)

Before me: Notary Public for Oregon
Notary Public for Oregon
My commission expires: Notary Public for Oregon
My commission expires: Notary Public for Oregon

RICHARD C. BEESLEY

GRANTOR'S NAME AND ADDRESS

JULIAN W. ECCLES and PEGGIE P.
ECCLES, husband and wife,

GRANTER'S NAME AND ADDRESS

After recording return to:

BARNHISEL/CANONG
323 MAIN ST
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

JULIAN W. ECCLES
P.O. BOX E
KLAMATH FALLS, OR 97601

STATE OF OREGON, County of) ss.
..... 19.....

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:

COERCIAL

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

STATE OF OREGON,

County Klamath

I certify that the within instrument was received for record on the 16 day of September, 1976, at 11:14 o'clock A.M., and recorded in book M76 on page 14523 or as file/reel number 1986, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne, County Clerk
Recording Officer
Deputy

fee \$3.00