

24393

WARRANTY DEED

Vol. 77 Page 1062

KNOW ALL MEN BY THESE PRESENTS, That JOHN C. BECKEN, an estate in fee simple, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAYN'E A. ELLIOTT, 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: Block 1 ORIGINAL TOWN OF SPRAGUE RIVER, Klamath County, Oregon, EXCEPTING THEREFROM any portion lying within the limits of Sprague River Highway.

(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

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 \$ 750.00

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 day of January, 1977; 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 corporate officer, affix corporate seal)  
KATHLEEN S. WILLER  
NOTARY PUBLIC — CALIFORNIA  
PRINCIPAL OFFICE IN  
SONOMA COUNTY  
My Commission Expires Dec. 4, 1977

STATE OF OREGON, County of Sonoma, ss.  
1-17-1977

Personally appeared the above named John C. Becken

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

Before me: Kathleen S. Willer  
(OFFICIAL SEAL)  
Notary Public for Oregon CALIFORNIA  
My commission expires: 12/4/77

STATE OF OREGON, County of Sonoma, ss.  
1-17-1977

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: \_\_\_\_\_ (OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

John B. Becken  
120 Park Lane  
Sonoma, CA 95476  
GRANTOR'S NAME AND ADDRESS

Jayne A. Elliott  
P. O. Box 27  
Sprague River, Oregon  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Jayne A. Elliott  
P. O. Box 27  
Sprague River, Oregon  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Jayne A. Elliott  
P. O. Box 27  
Sprague River, Oregon  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

FEE \$ 3.00

STATE OF OREGON, ss.  
County of Klamath

I certify that the within instrument was received for record on the 20th day of JANUARY, 1977, at 10:48 o'clock A.M., and recorded in book 77 on page 1062 or as file/reel number 24393, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. NILNE  
By \_\_\_\_\_ Recording Officer  
Deputy