

WARRANTY DEED

31117  
KNOW ALL MEN BY THESE PRESENTS, That Lawrence Carlyle Beene

Vol. 11 Page 10719

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Allie M. Watson, 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 16 and 17, Block 7, Industrial Addition to the City of Klamath Falls, Klamath County, Oregon, subject to that certain Deed of Trust of August 31, 1971 between Jack G. Lyon and Lenetta Lyon, husband and wife, as grantor, Title Insurance Company, an Oregon Corporation, as Trustee, and the Lomas & Nettleton Company, a corporation, as beneficiary.

(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 SUBJECT TO Contracts and/or liens for irrigation and/or drainage, and reservations, easements, restrictions and rights of way of record and those apparent on the land.

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 \$ none  
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 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 2nd day of December, 19 76; 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.  
December 2, 19 76.

Personally appeared the above named  
Lawrence Carlyle Beene

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

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 10-30-79

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

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:

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Lawrence Carlyle Beene

GRANTOR'S NAME AND ADDRESS

Allie M. Watson  
644 Owens St.  
Klamath Falls, Oregon 97601

After recording return to:

SMITH & LEE ATTORNEYS Jim Spindor  
210 North 4th St. 136 N. 3rd St.  
Klamath Falls, Or 97601

NAME, ADDRESS, ZIP

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

Allie M. Watson  
644 Owens  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of KIAMATH

I certify that the within instrument was received for record on the 17th day of JUNE, 1977, at 4:47 o'clock P.M., and recorded in book M77 on page 10748 as file/reel number 31227, Record of Deeds of said county.  
Witness my hand and seal of County affixed.

WM. D. MILNE

By Harold Magul Recording Officer Deputy

FEE \$ 3.00