

32203

WARRANTY DEED

STEVENESS LAW FIRM, P.C. PORTLAND, OR 97204

12574

KNOW ALL MEN BY THESE PRESENTS, That CLAUDE E. BEEBE and ANN BEEBE, husband and wife - - -

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BENJAMIN L. GUZMAN AND STEPHANIE Y. GUZMAN, 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:

All of the following described real property situate in Klamath County, Oregon, to-wit:

The South one-half of Lot 5 of MILLER PARK, according to the official plat thereon on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. All contracts and agreements with the United States of America and the Klamath Irrigation District relative to irrigation and/or drainage and any existing rights of way for ditches of canals heretofore conveyed or used in connection therewith.
2. Reservations in the dedication of Homecrest as follows: "and reserving the right to construct and operate ditches and pipe lines for irrigation, drainage and domestic water supply, light, power and telephone lines or conduits."

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (continued on reverse)

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 reservations, restrictions, rights of way of record, those apparent on the land and that which is stated above and on the reverse of this document.

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 \$21,900.00

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 7th day of July, 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 corporation, affix corporate seal)

x Claude E. Beebe
+ Ann V. Beebe

STATE OF OREGON,)
County of Klamath) ss.
July 7, 1977

Personally appeared the above named
Claude E. Beebe and Ann Beebe

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

Before me:
(OFFICIAL SEAL) Paul Beebe

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of) ss.
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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:

Claude E. and Ann Beebe
3649 Alva Street
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Benjamin L. and Stephanie Y. Guzman
3049 Kane Street
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
First National Bank of Oregon
601 Main Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Benjamin L. and Stephanie Y. Guzman
3049 Kane Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,)
County of Klamath) ss.

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.

WM. D. MILNE
By Recording Officer
Deputy

(Continued from front)

3. Reservations in the dedication of Miller Park as follows: "excepting and reserving the right to construct and operate all utility services such as sewer, water lines, irrigation and drainage, along side and back lines of lots."
4. Rules, regulations and assessments of South Suburban Sanitary District.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXXXXXX~~

this 8th day of July A. D. 1977 at 11:47 AM

duly recorded in Vol. M77, of Deeds Page 12074

Wm D. MILNE, CL

Fee \$6.00

By _____