

1-1-74

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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DONALD R. FISH and JUNE M. FISH, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD C. BEISANG, 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: The Northerly 30 feet of Lot 6 and the Southerly 30 feet of Lot 5 in Block 12, FOURTH ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1977-'78, a lien but not yet due and payable.
2. Rules, regulations and assessments, of Enterprise Irrigation District and South Suburban Sanitary District.
3. Restrictions as contained in plat dedication.
4. Easement, recorded January 21, 1976 in Volume M76, page 975, Microfilm Records of Klamath County, Oregon.
5. Easement, recorded October 1, 1976 in Volume M76, page 15460, Microfilm Records of Klamath County, Oregon.

(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 \$40,500.00. 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 22 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)



OFFICIAL SEAL
ELLEN M. CONNORS
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Sept. 5, 1978

STATE OF CALIF.

County of Los Angeles ss.
July 22, 1977

Personally appeared the above named
Donald R. Fish and June M. Fish

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

Before me: Ellen M. Connors
Notary Public for California
My commission expires: 9-5-78

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of) ss.

Personally appeared, 19

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)

Donald R. Fish and June M. Fish

GRANTOR'S NAME AND ADDRESS

Richard C. Beisang

GRANTEE'S NAME AND ADDRESS

Richard C. Beisang

2311 Eberlein

City

NAME, ADDRESS, ZIP

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

Richard C. Beisang

2311 Eberlein

City

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 1st day of AUGUST, 1977, at 3:31 o'clock P.M., and recorded in book M77 on page 13746 or as file/reel number 33331

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

WM. D. MILNE

Recording Officer
By Hazel Chazal Deputy

FEE \$ 3.00