

1-1-74

40334

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That CLIFFORD A. THOMAS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD G. BEALS and TWILA A. BEALS, 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:

Lots 2 and 3 of CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Statutory powers, including the power of assessment of Klamath Project and Klamath Irrigation District.
2. Irrigation laterals and drains shown on the plat of Casitas.
3. Warranty Clearance Easement, recorded March 30, 1964 in Vol. 352 of Deeds, page 53, Klamath County, Oregon.
4. Subject to that certain order dated November 30, 1977 and made a part of Klamath County Circuit File No. 77-866E.

(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 THOSE AS SET FORTH ABOVE

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 \$ 13,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 12th day of December, 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)

STATE OF OREGON, )  
County of Klamath ) ss.  
December 12, 1977, 19

Personally appeared the above named  
Clifford A. Thomas

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/19/78

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 be-  
half 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:

THOMAS

GRANTOR'S NAME AND ADDRESS

BEALS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Richard C. Beals  
2663 Altamont Drive  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
13th day of December, 1977,  
at 9:38 o'clock AM., and recorded  
in book M77 on page 24062 or as  
file/reel number 40334

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Wm. D. Milne  
By Bernetha J. Detrich Recording Officer  
Deputy

Fee \$3.00