

40509

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ROBERT L. BARBEE and LOIS J. BARBEE,
husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS L. BEAN
and NANETTE E. BEAN, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 5 in Block 48, HOT SPRINGS ADDITION to the city of Klamath Falls, according to the
official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Trust Deed, including terms and provisions thereof, dated December 18, 1972, recorded
December 26, 1972 in Volume M72, page 14942, Microfilm Records of Klamath County, Oregon
which Grantees herein agree to assume and pay.

(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 \$ 57,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is~~
~~the whole~~ consideration (indicate which).^① (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 8th day of December, 19 77;
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)

Robert L. Barbree
Lois J. Barbree

STATE OF OREGON, } ss.
County of Klamath
December 8, 19 77.

Personally appeared the above named
Robert L. Barbree and Lois J. Barbree
husband and wife,

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

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 7/19/78

STATE OF OREGON, County of } ss.
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Personally appeared 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:
Notary Public for Oregon
My commission expires:

BARBEE
GRANTOR'S NAME AND ADDRESS
BEAN
GRANTEE'S NAME AND ADDRESS
After recording return to:
Mr. and Mrs. Thomas L. Bean
1015 Oneida Circle
Ashland, Oregon
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
U. S. National Bank
P.O. Box 3347
Portland, Oregon 97208
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of KLAMATH
I certify that the within instru-
ment was received for record on the
16th day of DECEMBER, 19 77,
at 12:11 o'clock PM., and recorded
in book M77 on page 24323 or as
file/reel number 40509,
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

WM. D. MILNE
Recording Officer
By [Signature] Deputy
FEE \$ 3.00