

52582

WARRANTY DEED

Vol. 178 Page 16521

KNOW ALL MEN BY THESE PRESENTS, That DONALD J. BECKETT AND MARLENE BECKETT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ralph Callis and Lorena Callis, 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: Commencing at the 1/4 corner common between Section 36, Twp 24 South, Range 8 E.W.M. and Section 1, Twp 25 South, Range 8 E.W.M., and running North 0° 32' East a distance of 1066.76 feet; thence South 89° 15' East a distance of 1108.2 feet to a point of beginning; thence South 89° 15' East a distance of 100 feet; thence North 0° 32' East a distance of 127 feet; thence North 89° 15' West a distance of 100 feet; thence South 0° 45' West a distance of 127 feet back to the point of beginning, being a portion of Section 36, Twp. 24 South, Range 8 East of the Willamette Meridian.

Subject to: reservations, restrictions, rights of way of record and those apparent upon the land; And Access Restrictions, to the State of Oregon, by and through the State Highway commission by deeds recorded in Vol. 251 page 535 and M68 page 7273, 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, except for 1978-79 taxes, which are now a lien, but not yet payable; and as shown 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 \$35,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate whole) (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 17th day of July, 1978; 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.

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Donald J. Beckett

Marlene Beckett

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of) ss.
July, 1978

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:

Personally appeared the above named Donald J. and Marlene Beckett

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

Before me: Notary Public for Oregon
My commission expires: 8/18/81

Mr. and Mrs. Donald J. Beckett

GRANTOR'S NAME AND ADDRESS
Mr. and Mrs. Ralph Callis

GRANTEE'S NAME AND ADDRESS
After recording return to:
Mr. and Mrs. Ralph Callis
c/o Bend Title Co.
Box 752 Bend, OR 97701
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 31st day of July, 1978, at 3:28 o'clock P.M., and recorded in book M78 on page 16521 or as file/reel number 52582. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. L. Milne
By: Recording Officer
Deputy

Fee \$3.00