

56357

MTC 7800
WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Kenneth M. Beal and Marian M. Beal
Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ira Katz and
Kimberly Sue Katz, 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 14, Block 15, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 1,
according to the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.

Subject To: Taxes for the fiscal year 1978-79, a lein but not yet due and payable.

Recital as contained in plat dedication.

Covenants, conditions and restrictions, but omitting restrictions,
if any based on race, color, religion or national origin, imposed
by instrument, including the terms and provisions thereof, recorded
July 12, 1963 in Volume 346, page 473, Deed Records of Klamath
County, Oregon.

Assessments of Klamath Recreational Association.

(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 as
stated above or those apparent upon the land, if any, as of the date of this deed.

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 \$ 5,500.00

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 September, 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.

(If executed by a corporation,
affix corporate seal)



OFFICIAL SEAL
JUDITH ANN STINSON
NOTARY PUBLIC - CALIFORNIA
SAN BERNARDINO COUNTY
My comm. expires MAR 3, 1981

STATE OF OREGON } ss.
County of San Bernardino
September 22, 1978

STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared the above named
Kenneth M. Beal and
Marian M. Beal

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 _____

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

_____, 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.

(OFFICIAL
SEAL)

Before me:
Judith Ann Stinson
Notary Public for State of California
My commission expires: 3/3/81

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

Kenneth M. and Marian M. Beal

GRANTOR'S NAME AND ADDRESS

Ira Katz and Kimberly Gail Katz

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ira Katz

622 West Colorado

Glendale, California 91204

NAME, ADDRESS, ZIP

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

Ira Katz

622 West Colorado

Glendale, Calif. 91204

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
9th day of October, 1978,
at 2:38 o'clock PM., and recorded
in book m78 on page 2247.6 or as
file/reel number 56357,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne
By Berntha Helich Recording Officer Deputy

Fee \$3.00