

58470

WARRANTY DEED (INDIVIDUAL)

WILLIAM JAMES BEECH and ROBERTA B. BEECH, husband and wife

hereinafter called grantor, convey(s) to

FRED HEDGES and VELMA COYLE, as tenants in common, with right of

all that real property situated in the County

of Klamath, State of Oregon, described as:

The NW¹/₄ of the NE¹/₄ of the NW¹/₄ of the NE¹/₄ of the NE¹/₄ of the NW¹/₄ of section 19, Township 35 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Any existing easements visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of the Land Status Report recorded November 24, 1958, in Volume 306 at page 596; recorded March 9, 1959 in Volume 310 at page 369; recorded May 13, 1959 in Volume 312 at page 378; recorded March 9, 1959 in Volume 310 at page 371.

2. An easement created by instrument, including the terms and provisions thereof, recorded May 4, 1959 in Book 312 at page 217.

3. An easement created by instrument, including the terms and provisions thereof, recorded October 27, 1965 in Book M-65 at page 3184.

4. Reservations, including the terms and provisions thereof, in deed from Theodore Allen Cruse, a single man, to Carl Kazarian,

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except -Cont.- as set forth above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

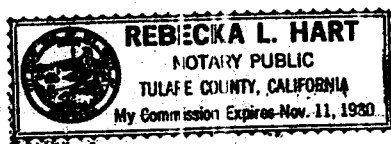
The true and actual consideration for this transfer is \$ 7,000.00 *

Dated this 31st day of October, 19 78.

William James Beech
William James Beech
Roberta B. Beech
Roberta B. Beech

California: STATE OF ~~OREGON~~, County of Tulare) ss.

On this date, October 31st, 19 78 personally appeared the above named William James Beech and Roberta B. Beech and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Rebecca L. Hart
Notary Public for Oregon California
My commission expires: Nov 11, 1980

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

BEECH

TO

HEDGES & COYLE

After Recording Return to: TAYES
Fred Hedges & Velma Coyle
P.O. Box 369
Rogue River, OR 97537

STATE OF OREGON,

)

) ss.

County of

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M. and recorded in book _____ on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By

Title

Deputy

Cont. 4. et ux, recorded March 12, 1963, in Deed Volume 343 at page 542, for a right of ingress and egress to and from that certain Cemetery located on the land.
5. Reservations and restrictions as set forth in deed recorded October 1, 1970 in M-70 at page 8792, as follows: easements, rights of way of record, those apparent on the land and grantor reserves an easement for joint user roadway and all other roadway purposes over and across a 35 foot wide strip of land laying South of adjoining and parallel to the Northerly boundary and East of the adjoining and parallel to the westerly boundary.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
I, _____, Clerk of said County, do hereby certify that the foregoing was duly recorded at _____
Transamerica Title Co.
on the 16th day of November, A.D. 1978 at 11:19 AM, on
City recorded in Vol. M-78, of Deeds, on Page 25871
Wm D. MILNE, County Clerk
By Berntha H. Hetch
Fee \$6.00