

58785

WARRANTY DEED

Vol. M78 Page 26400
STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

KNOW ALL MEN BY THESE PRESENTS, That Donald S. Beyer and Elizabeth Beyer

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Douglas P. Tibbitts

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:
A parcel of land situated in Lot 12, Block 3, Tract 1083-Cedar Trails, Section 20, T.40S., R.8E., W. M., more particularly described as follows:

Beginning at a point on the West line of said Lot 12, Block 3, said point being S00° 02'50"E 252.56 feet from the Northwest corner of Lot 12, Block 3; thence from said point of beginning N89°50'00"E 345.00 feet to a point on the East line of Lot 12, Block 3; thence S00°02'50"E 190.04 feet along the East line of Lot 12, Block 3 to a point; thence S89°51'00"W 345.00 feet to a point on the West line of Lot 12, Block 3; thence N00°02'50"W 189.94 feet along the West line of Lot 12, Block 3, to the point of beginning, containing 1.5 acres, more or less.

SUBJECT TO: Any and all easements and right of ways of record and those apparent upon the land.

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

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 \$ 10.00
~~However, the actual consideration consists of or includes other property or value given or promised which is~~
~~consideration (indicate which) (If 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 15th day of November, 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)

Donald S. Beyer
Elizabeth Beyer

STATE OF OREGON,
County of Klamath } ss.
November 15, 1978

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

Personally appeared the above named _____
Donald S. Beyer and
Elizabeth Beyer
and acknowledged the foregoing instrument to be their voluntary act and deed.

_____ 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 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.

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 4/18/80

Donald S. and Elizabeth Beyer
11 Hampton Lane
Novato, California 94947

GRANTOR'S NAME AND ADDRESS
Douglas P. Tibbitts
USS Truxton (CGN-35)
FPO, San Francisco, Ca. 96601

GRANTEE'S NAME AND ADDRESS
Douglas P. Tibbitts
c/o 11 Hampton Lane
Novato, California 94947

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Douglas P. Tibbitts
c/o 11 Hampton Lane
Novato, California 94947
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 22nd day of November, 1978, at 10:21 o'clock A.M., and recorded in book M78 on page 26400 or as file/reel number 58785.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne
By Bernice Schisch Recording Officer
Deputy

Fee \$3.00