

KNOW ALL MEN BY THESE PRESENTS, That Jerry Wayne Hakes and Sharon June Hakes, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jerry Beckham and Midori Beckham, 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:

Lot 2 in Block 4, TRACT 1035, GATEWOOD, according to the official plat thereof on file in the office of the County Clerk 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 as stated on the reverse of this deed, 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 \$ 51,900.00. 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 4th day of October, 1979; 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)

00.12.301

Jerry Wayne Hakes  
Sharon June Hakes

Sharon June Hakes

STATE OF OREGON,  
County of Klamath } ss.  
October 4, 1979

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_\_

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 Jerry Wayne Hakes and Sharon June Hakes

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

Before me: Linda Platte

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: July 13, 1981

Jerry Wayne Hakes and Sharon June Hakes

GRANTOR'S NAME AND ADDRESS

Jerry Beckham and Midori Beckham  
4964 Gatewood  
Klamath Falls, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

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

as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ) ss.

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 \_\_\_\_\_ or as file/reel number \_\_\_\_\_. Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By \_\_\_\_\_ Recording Officer  
Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

STAGES

23613

1. Taxes for the fiscal year 1979-1980, a lien, not yet due and payable.

2. Right of Way, including the terms and provisions thereof, from H. E. Ankeny, et ux, and R. E. Cantrall, et ux, to United States of America, dated June 26, 1905 and recorded May 18, 1907 in Volume 22, page 479, Deed Records of Klamath County, Oregon.

3. A 25 foot building setback line from Gatewood Drive as shown on dedicated plat.

4. An 8 foot utility easement along the rear lot line as shown on dedicated plat.

5. Restrictions as contained in plat dedication, to wit:

"Subject to 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; easements as shown on the annexed map are dedicated to the City of Klamath Falls for the regulation and placement of utilities, said easements to provide ingress and egress with any planting or structures placed thereon by the lot owner to be at his own risk; no changes will be made in the present irrigation and/or drain ditches without the consent of the Klamath Irrigation District, its successors or assigns."

6. 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 May 17, 1973 in Volume M73, page 5995, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 4th day of October A. D. 1979 at 8:23 clock P M., and

July recorded in Vol. M79, of Deeds on Page 23612

Wm D. MILNE, County Clerk

By Berntha H. Hetch  
Fee \$7.00

