

76048

MOUNTAIN TITLE COMPANY
WARRANTY DEED

Vol. M 79 Page 25328

KNOW ALL MEN BY THESE PRESENTS, That Walter L. Beers

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Chiloquin Assembly of God

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 tract of land situated in Government Lot 7, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon described as follows; Beginning at a point that is 1761.54 feet South of the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 34; thence West 209.22 feet; thence South 150.00 feet; thence East 209.22 feet; thence North 150.00 feet to the point of beginning.

(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 \$ 2,000.00

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 13 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.

Walter L. Beers

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Multnomah) ss.
Oct. 13, 1979

Personally appeared the above named

Walter L. Beers

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 12-10-79

Walter L. Beers

STATE OF OREGON, County of) ss.
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:

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.

Recording Officer

By Deputy

83028

1-3008-57M

25329

1. Taxes for the fiscal year 1979-1980, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Reservation as contained in instrument recorded in Volume 295, page 199, Records of Klamath County, Oregon, as follows:
"and there is reserved from the lands hereby allotted, a right of way thereon for ditches or canals constructed by the authority of the United States."
4. All of the terms, provisions, exceptions, reservations, conditions and easements as contained in Land Status Report dated October 24, 1958, recorded October 27, 1958 in Volume 305, page 322, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 26th day of October A.D. 1979 at 3:28 o'clock P.M., or
fully recorded in Vol. M79, of Deeds on Page 25328

Wm D. MILNE, County Cl.

By Bernard H. Hirsch

Fee \$7.00

STATE OF OREGON

County of Klamath

Recorded in Volume 295, page 199, Records of Klamath County, Oregon, as follows:

"and there is reserved from the lands hereby allotted, a right of way thereon for ditches or canals constructed by the authority of the United States."

All of the terms, provisions, exceptions, reservations, conditions and easements as contained in Land Status Report dated October 24, 1958, recorded October 27, 1958 in Volume 305, page 322, Deed Records of Klamath County, Oregon.

Wm D. MILNE, County Cl.

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