

1-1-74

80751

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That HARVEY J. BEENEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TERRY ALLEN WALTERS and BEVERLY JEAN WALTERS, 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:

The Southwesterly 100 feet of Lot 5, Block 50, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, described as follows: Beginning at the most Westerly corner of Lot 5, Block 50 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, and running thence Northeasterly along the line between Lots 4 and 5, Block 50 aforesaid, 100 feet; thence Southeasterly parallel with the Northeasterly line of Pacific Terrace 50 feet; thence Southwesterly parallel with the first course herein mentioned, 100 feet to the Northeasterly line of Pacific Terrace; thence Northwesterly 50 feet to the place of beginning, being a portion of Lot 5, Block 50, HOTSPRINGS ADDITION to the City of Klamath Falls, Oregon, 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

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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 \$ 25,544.73. (However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 15th day of February, 1980; 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)

Harvey J. Beeneey

STATE OF OREGON,

County of Klamath } ss.
November 28, 1980
FEB - 15 -

Personally appeared the above named Harvey J. Beeneey

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

Before me, Notary Public for Oregon
(OFFICIAL SEAL) My commission expires: 7-30-81

STATE OF OREGON, County of) ss.
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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 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, Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Harvey J. Beeneey

GRANTOR'S NAME AND ADDRESS

Terry Walters and Beverly Walters
1009 PACIFIC TERRACE
KLAMATH FALLS, ORE.

After recording return to:

Terry Walters and Beverly Walters

NAME, ADDRESS, ZIP

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

Terry Wlaters and Beverly Walters

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 15th day of February, 1980, at 9:38 o'clock A.M., and recorded in book/reel/volume No. M80 on page 3063 or as document/fee/file/instrument/microfilm No. 80751, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By D. Milne
Deputy

Fee \$3.50

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