

81606

KNOW ALL MEN BY THESE PRESENTS, That

Gary A. Beauchamp and Catherine D. Beauchamp, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

The Lance Investment Corp., 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:

"SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED."

(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 \$ 26,500.00

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 5th day of March, 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)

Gary A. Beauchamp
Catherine D. Beauchamp

Catherine D. Beauchamp

STATE OF OREGON, County of) ss.

STATE OF OREGON,)
County of Klamath) ss.
March 5, 1980Personally appeared, the above named
Gary A. Beauchamp and Catherine D.
Beauchampand acknowledged the foregoing instru-
ment to be their voluntary act and deed.(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

My Commission Expires July 13, 1981

Gary A. and Catherine D. Beauchamp

GRANTOR'S NAME AND ADDRESS

The Lance Investment Corp.
2422 Hawkins

Klamath Falls, Oregon 97601

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.

no change

NAME, ADDRESS, ZIP

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 be-
half 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,) ss.

County of _____

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,at _____ o'clock _____, 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.

By _____

Recording Officer

Deputy

80 MAR 7 PM 3 12

MOUNTAIN TITLE COMPANY

A portion of Lots 6 and 7, Block 106, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the West line of California Avenue with the Southwesterly line of Gobi Street; thence Northwesterly along the Southwesterly line of Gobi Street 44 feet; thence Southwesterly 107 feet, more or less to a point on a line radial to the curve of California Avenue at a point 28.35 feet South from the intersection of the West line of California Avenue with the Southwesterly line of Gobi Street, said point being 126.5 feet Westerly from the Westerly line of California Avenue along said radial line; thence Easterly along said radial line 126.5 feet, more or less to the Westerly line of California Avenue; thence Northerly along the West line of California Avenue a distance of 28.35 feet to the point of beginning.

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Reservations as contained in Deed recorded October 1, 1975 in Volume M75, page 11982, Microfilm Records of Klamath County, Oregon, as follows:
"(1) Easement upon a strip 4 feet wide along the Southerly side of said premises which is used with a similar 4 foot strip along the Northerly side of the adjoining premises for a common automobile driveway, as set out more fully in Deed recorded in Book 93, page 235, Deed Records of Klamath County, Oregon."

3. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: May 22, 1978

Recorded: May 26, 1978

Volume: M78, page 11279, Microfilm Records of Klamath County, Oregon

Amount: \$22,500.00

Grantor: Gary A. Beauchamp and Catherine D. Beauchamp

Trustee: Transamerica Title Insurance Co.

Beneficiary: First National Bank of Oregon

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 7th day of March A. D. 19 80 at 3:12 o'clock P M., and

fully recorded in Vol. M80, of Deeds on Page 4382

Wm D. MILNE, County Clk.

By Bernice B. Fitch

Fee \$7.00