

1-1-74

96457

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That CHARLES A. FISHER and RONALD E. PHAIR

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

HARVEY J. BEENEY, 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 5 in Block 17, of the Re-Subdivision of Block 17 of Buena Vista Addition to the City of Klamath Falls, Oregon, Tract No. 1176, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

Reservations, restrictions and rights of way of record or apparent on the face of the land, assessments and charges of the City of Klamath Falls for monthly water an/or sewer service.

(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 those as set forth above

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 \$62,900.00.

~~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 23 day of February, 1981; 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)

STATE OF OREGON, }
County of Klamath } ss.
February 27, 1981.

Personally appeared the above named

Charles A. Fisher and Ronald E. Phair

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

Before me: Michael J. Lewis
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/19/82

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:

Fisher and Phair

GRANTOR'S NAME AND ADDRESS

Beeneey

GRANTEE'S NAME AND ADDRESS

After recording return to:

Harvey J. Beeneey
P.O. Box 1164
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Dept. of Veteran's Affairs
1225 Ferry St. S. E.
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 27th day of February, 1981, at 3:49 o'clock P.M., and recorded in book/reel/volume No. M81 on page 3475 or as document/fee/file/instrument/microfilm No. 96457, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
NAME TITLE
Bernetha J. Smith Deputy

Fee \$3.50

981 FEB 27 PM 3 49