

K- 34260

1-1-74

96459

WARRANTY DEED

Vol. 1781 Page

3478

KNOW ALL MEN BY THESE PRESENTS, That

HARVEY J. BEENEY

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

CHARLES A. FISHER and RONALD E. PHAIR

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 "O" of Block "A" NICHOLS ADDITION to the City of Klamath Falls, County of Klamath, State of Oregon, and

commonly known as:

722 North Tenth Street, Klamath Falls, Oregon 97601

SUBJECT TO:

Reservations, restriction and rights of way of record or apparent on the face of the land,

Mortgage, including the terms and provisions thereof, given by Harvey J. Beeney to Certified Mortgage Co., dated May 9, 1978 and recorded May 12, 1978 in M-78 on page 9864, records of Klamath County, Oregon to secure the payment of \$11,000.00. By Assignment of Mortgage, recorded July 5, 1978 in M-78 on page 14405, records of Klamath County, Oregon, Certified Mortgage Company assigned their interest in

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 apparent on the land, common to the real estate, and those of record +

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 \$21,077.50

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 GRS-93-036.)

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 27 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)

Harvey J. Beeney

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

STATE OF OREGON, County of) ss.
February 27, 1981.

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

Personally appeared the above named HARVEY J. BEENEY

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 7/19/82

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:

HARVEY J. BEENEY
P. O. Box 1164
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

RONALD E. PHAIR

GRANTEE'S NAME AND ADDRESS

After recording return to:

Charles A. Fisher & Ronald E. Phair
P.O. Box 1684
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

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/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

said Mortgage to R. M. Adkins or Lois W. Adkins. The Grantee herein agrees to assume and pay herein above mortgage.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

Filed for record a request of KRAMACK
this 27th day of February A.D. 1981 at 3:49 o'clock P.M., and
duly recorded in Vol. 431 of Deeds on Page 3478
EVELYN BIEHN, County Clerk

EVELYN BIEHN, County Clerk

By Bernetha H. Hetch

Fee \$7.00

22 ()

100-443887-1000

and that the latter is the

... ..

Approved: _____
Special Agent in Charge

QJ32

STATE OF OREGON

SECRET

(c) [REDACTED] to [REDACTED]
[REDACTED] [REDACTED] [REDACTED]

NO. _____

(Official Identification No.)

to the two hand van armist

ground.