

K. 36499

WARRANTY DEED

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28941

KNOW ALL MEN BY THESE PRESENTS, That
Vester L. Sexton and Phyllis D. Sexton
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
J. C. Beller and Sharon M. Beller, husband and wife, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:
Lot 4 in Block 3, Casa Manana, according to the official plat thereof on
file in the office of the County Clerk, Klamath County, Oregon.
AND The Easterly 32 feet of the following described parcel:

Beginning at the Southwest corner of Tract 25 of Vicory Acres, according
to the official plat thereof on file in the office of the County Clerk,
Klamath County, Oregon; thence East along the South line of said Lot 25
to the West line of Block 3, of Casa Manana, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon;
thence North along the West line of said Block 3 to the South line of Block
1 of Casa Manana; thence West along the South line of Block 1 of Casa Manana
and the South line of Block 1 extended to a point on the West line of Lot
25 Vicory Acres; thence South along the West line of Vicory Acres to the
point of beginning;

Subject to reservations, restrictions, rights of way of record and those
apparent upon the land; Liens and assessments of Klamath Project, Enterprise
Irrigation and South ^(If SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) Suburban Sanitary Dist-
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. rict.

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 as above and
continued-- Taxes for 1983-84 AND MORTGAGE, given by Grantors herein to
the State of Oregon, Director of Veterans' Affairs, recorded in Vol M77 page
15117, which GRANTEES herein agree to assume and pay.

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 \$ 51,000.00.

~~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.)
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 30 day of September, 1983
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)

Vester L. Sexton
Phyllis D. Sexton
Vester L. Sexton
Phyllis D. Sexton

STATE OF OREGON, } ss.
County of Klamath
September 30, 1983

Personally appeared the above named
Vester L. Sexton and
Phyllis D. Sexton
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8-5-87

STATE OF OREGON, County of _____) ss.
_____, 19____ and
Personally appeared _____ 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 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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Grantee
5323 Gatewood Dr.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Same
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instru-
ment was received for record on the
30th day of September, 1983,
at 2:49 o'clock P.M. and recorded
in book/reel/volume No. M 83 on
page 16901 or as document/fee/file/
instrument/microfilm No. 28941,
Record of Deeds of said county.
Witness my hand and seal of
County affixed.
Evelyn Biehn, County Clerk
NAME TITLE
Fee: \$4.00 By Ann Smith Deputy