

1-1-74  
32472

WARRANTY DEED

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## KNOW ALL MEN BY THESE PRESENTS, That Enterprise Irrigation District

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

Pinkney W. Beasley and Maria T. Beasley, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land situated in the SW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at the intersection of the East line of Patterson and the North line of Hilyard Avenue; thence North along the East line of Patterson Street 94.8 feet, more or less, to the South line of property described in deed recorded July 21, 1959, in Volume 314 at Page 306, Deed Records of Klamath County, Oregon; thence North 89°06' East along the South line of above mentioned property 80 feet more or less to the West line of property described in deed recorded September 11, 1959, in Volume 315 at page 542, Deed Records of Klamath County, Oregon; thence South 0°54' East along the West line of property described in deed Volume 315 at Page 542, 94.8 feet, more or less to the North line of Hilyard Avenue; thence West along the North line of Hilyard Avenue to the point of beginning.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(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, Right of Way to The California Oregon Power Co., in Vol. 69 on page 577, Restrictions in Deed recorded in Volume 325 on page 561, Right of Way to Pacific Power and Light Company in M-66 on page 7435 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 \$14,500.00

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 ①, 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 12 day of January, 1984; 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.

Enterprise Irrigation District

By: Bernice Collman Sec.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of \_\_\_\_\_, 19 \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

STATE OF OREGON, County of Klamath January 12, 1984 ss.

Personally appeared Bernice Collman 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 Enterprise Irrigation District

\_\_\_\_\_ 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 entered 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: 8/4/86

(OFFICIAL SEAL)

LOIS E. ADOLF

NOTARY PUBLIC - OREGON

Enterprise Irrigation District

GRANTOR'S NAME AND ADDRESS

Pinkney W. Beasley et ux

GRANTEE'S NAME AND ADDRESS

After recording return to:

Pinkney W. Beasley et ux

NAME, ADDRESS, ZIP

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

Pinkney W. Beasley et ux

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 13th day of January, 1984, at 10:01 o'clock A.M. and recorded in book reel volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document fee/file/instrument/microfilm No. 32472, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By: \_\_\_\_\_ Deputy

Fee: \$1.00