

36551

MOUNTAIN TITLE COMPANY INC

WARRANTY DEED

Vol. M84

Page

7921

KNOW ALL MEN BY THESE PRESENTS, That

CONNIE L. BEAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROY M. KNOEBEL and SANDRA K. KNOEBEL, 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:

The N 1/2 NW 1/4 NW 1/4 NE 1/4 and NW 1/4 NE 1/4 NW 1/4 NE 1/4 of Section 12, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, SAVING AND EXCEPTING therefrom the Easterly 30 feet.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
2. Covenants, conditions, and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded August 18, 1971, in Volume M71, page 8640, Microfilm Records of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY INC.

"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 (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) verify approved uses."

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 above and 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 \$ 10,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration indicated which is (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 11th day of May, 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.

(If executed by a corporation, affix corporate seal)

CONNIE L. BEAN

STATE OF OREGON, NEVADA }  
County of Washoe } ss.  
May 11, 1984

STATE OF OREGON, County of } ss.  
May 11, 1984

Personally appeared

and

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  
CONNIE L. BEAN  
and acknowledged the foregoing instrument to be her voluntary act and deed.

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.

(OFFICIAL SEAL)

Before me:  
David John Luther  
Notary Public for Nevada  
My commission expires: 11/22/86

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Connie L. Bean  
1027 E. 6th  
Pend, NV 89512



DAVID JOHN LUTHER  
Notary Public - State of Nevada  
Appointment Recorded In Washoe County  
MY APPOINTMENT EXPIRES NOV. 22, 1986

Roy M. and Sandra K. Knoebel  
4222 Miller Island Rd.  
Klamath Falls, OR 97603

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 14th day of May, 1984, at 9:46 o'clock A.M., and recorded in book M84 on page 7921 or as file/reel number 36551

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By [Signature] Deputy

Fee: \$4.00

MOUNTAIN TITLE COMPANY INC

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