

OA

41331

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

WILLIAM A. STONER and OLA MAY STONER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL B. BEESON and TERRY DEE BEESON, husband and wife, as to an undivided \*\*\*\* 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:

\*\*\*\* $\frac{1}{2}$  interest; and TERRY E. ZIMMERMANN and DARAE F. ZIMMERMANN, husband and wife, as to an undivided  $\frac{1}{2}$  interest.

A portion of Tract 26 of INDEPENDENCE TRACTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows: Beginning at the Southwesterly corner of Lot 26 of Independence Tracts, thence North along the Easterly line of Lodi Street, 58.65 feet; thence Southeasterly along the line between Lots 25 and 26 of said Independence Tracts, a distance of 254.7 feet; thence South 0°13' East along the East line of said Lot 26 a distance of 58.65 feet; thence Northwesterly in a straight line to the point of beginning.

Subject to easements and rights of way of record and apparent on the land, liens and assessments of Klamath Project and Enterprise Irrigation Dist. and South Suburban Sanitary Dist.

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 taxes for 1984-85 which are now a lien but not yet payable

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 \$ 27,250.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (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 14th day of September, 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.

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.

WILLIAM A. STONER

OLA MAY STONER

STATE OF OREGON, )  
County of Klamath ) ss.  
September 14, 1984

STATE OF OREGON, County of ) ss.  
September 14, 1984

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:

(If executed by a corporation, affix corporate seal)

Personally appeared the above named  
William A. Stoner and  
Ola May Stoner

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

Notary Public for Oregon  
My commission expires: 8/27/87

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael B. Beeson, et al  
3318 Patterson  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 19th day of September, 1984, at 10:13 o'clock A.M., and recorded in book/reel/volume No. M84 on page 16163 or as fee/file/instrument/microfilm/reception No. 41331, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By T. B. Smith Deputy

Fee: \$4.00