

42679

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That E. J. CLOUGH

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GILLES BEAUDOIN and LINDA BEAUDOIN, 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:

Lots 5 and 6, Block 15, FIRST ADDITION TO THE CITY OF CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



# MOUNTAIN TITLE COMPANY INC.

(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 as shown on the reverse of this deed and those of record and apparent upon the land, if any, as of the date of this deed

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 \$ 28,000.00. 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 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 15th day of October, 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)

*E. J. Clough*  
E. J. Clough

STATE OF OREGON

County of Klamath

October 15, 1984

Personally appeared the above named

E. J. Clough

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

Before me:

Kristin L. Redd

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of

, 19

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

E. J. Clough

P.O. Box 338

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Gilles Beaudoin and Linda Beaudoin

15353 Los Flores

La Mirada, CA 90638

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file/reel number Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

1. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of the Williamson River.
2. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.  
 Dated: August 31, 1978  
 Recorded: September 1, 1978  
 Volume: M78, page 19490, Microfilm Records of Klamath County, Oregon  
 Amount: \$14,500.00  
 Grantor: Richard T. Hall and Leroy A. Gienger  
 Trustee: Transamerica Title Insurance Company  
 Beneficiary: John Phillip Mannering and Ruphane Estelle Mannering, husband and wife

Grantees as they appear on the reverse of this deed DO NOT agree to assume said Trust Deed.

3. Real Estate Contract, including the terms and provisions thereof,  
 Dated: April 24, 1980  
 Recorded: April 25, 1980  
 Volume: M80, page 7769, Microfilm Records of Klamath County, Oregon  
 Vendor: Leroy A. Gienger  
 Vendee: E. J. Clough
4. An easement created by instrument including the terms and provisions thereof,  
 Dated: October 20, 1981  
 Recorded: October 28, 1981  
 Volume: M81, page 18843, Microfilm Records of Klamath County, Oregon  
 In favor of: City of Chiloquin  
 For: Sewer lines  
 Affects: The Easterly 12.0 feet of Lot 5, Block 15, FIRST ADDITION TO CHILOQUIN
5. An easement created by instrument, including the terms and provisions thereof,  
 Dated: October 20, 1981  
 Recorded: October 28, 1981  
 Volume: M81, page 18845, Microfilm Records of Klamath County, Oregon  
 In favor of: City of Chiloquin  
 For: Temporary easement for sewer lines  
 Affects: Easterly 17.0 feet of Lot 5, Block 15, FIRST ADDITION TO CHILOQUIN

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.

STATE OF OREGON, )  
 County of Klamath )  
 Filed for record at request of

on this 29th day of October, A.D. 1984  
 at 2:29 o'clock P M, and duly  
 recorded in Vol. M84 of Deeds  
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EVELYN BIEHN, County Clerk  
 By *[Signature]* Deputy  
 Fee 8:00 Index: \$1.00