

1-1-74

45520

WARRANTY DEED

Vol. M85 Page 1696

KNOW ALL MEN BY THESE PRESENTS, That Ralph H. Sorensen and Mary E. Sorensen, as tenants by its entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Dale W. Beatie, 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:

Lot 20, Block 108, Klamath Falls Forest Estates Highway 66 Unit,  
Plat No. 4.

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

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 \$ 1000.00  
~~the whole of the consideration (indicate dollar amount)~~ (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 19 day of January, 1985;  
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)

STATE OF OREGON, Missouri

County of Jackson

January 19, 1985

Personally appeared the above named  
Ralph H. Sorensen  
Mary E. Sorensen

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

Notary Public for Missouri  
My commission expires: 4-18-88

Ralph H. and Mary E. Sorensen  
P.O. Box 301  
Blue Springs, Mo. 64015

Dale W. Beatie  
3385 Paseo Halcon  
San Clemente, Ca. 92672

After recording return to:  
Dale W. Beatie  
3385 Paseo Halcon  
San Clemente, Ca. 92672

Send a change is requested all fee statements shall be sent to the following address.  
Dale W. Beatie  
3385 Paseo Halcon  
San Clemente, Ca. 92672

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_, 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 \_\_\_\_\_

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: \_\_\_\_\_

STATE OF OREGON, \_\_\_\_\_ ) ss.

County of Klamath  
I certify that the within instrument was received for record on the 31st day of January, 1985, at 1:18 o'clock P.M., and recorded in book/reel/volume No. M85 on page 1696 or as document/fee/file/instrument/microfilm No. 45520, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
By Pam Smith Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee: \$5.00

85 JAN 31 PM 1 18

3.00