

OA

51119

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CLARA E. FUSON, LOLITA R. KNIGHT and FRANCIS L. FUSON, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID C. BEVILLE, 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 4, Block 56, NICHOLS ADDITION to the Town of Linkville, now City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 \$ 42,000.00.

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 12th day of July, 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.

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.

By CLARA E. FUSON Her Attorney-in-Fact
Lolita R. Knight
Francis L. Fuson

STATE OF OREGON,) ss.
County of KLAMATH
July 12, 1985.

Personally appeared the above named LOLITA R. KNIGHT and FRANCIS L. FUSON and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Harmon J. Smil
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 12-13-86

ACKNOWLEDGMENT ON REVERSE ALSO.

STATE OF OREGON, County of _____, 19____, and
Personally appeared _____, 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 attixed 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)

GRANTOR'S NAME AND ADDRESS

BEFORE ME:

GRANTEE'S NAME AND ADDRESS

After recording return to:
DAVID C. BEVILLE
505 N. 9th Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
DAVID C. BEVILLE
505 N. 9th Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
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 _____/volume No. _____, on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county. _____
Witness my hand and seal of County affixed.
NAME _____
By _____ Deputy

NOTARY PUBLIC STATE OF OREGON

DAVID C. BEATTIE

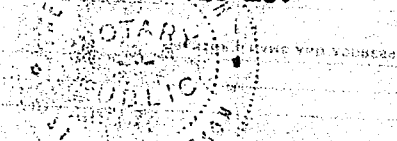
County of KLAMATH

ss. July 12, 1985

11234

Personally appeared LOLITA R. KNIGHT, who, being duly sworn, did say that she is the attorney in fact for CLARA E. FUSON and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

Before me:



David C. Beattie
NOTARY PUBLIC FOR OREGON
My commission expires 12-13-86

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 16th day of July A.D., 19 85 at 3:16 o'clock P M., and duly recorded in Vol. 485 of _____ Deeds on Page 11233

FEE \$9.00

Evalyn Blehn, County Clerk

By *Ham Smith*

STATE OF OREGON

STATE OF OREGON

BEING THE DEED OF GRANT TO LEBIA VERNON DUFF CHECK WITH THE VERIFICATION OF CLARA E. FUSON DESCRIBED IN THE INSTRUMENT V. BLAUS SHOWN SUBSEQUENT TO THE DEED OF THE FOREGOING AND THE INSTRUMENT DOES NOT CONVEY THE SAME

of the State of Oregon

It is hereby granted that the State of Oregon has agreed and shall continue to be bound by the terms of the instrument described in the foregoing and the State of Oregon shall be bound by the terms of the instrument described in the foregoing and the State of Oregon shall be bound by the terms of the instrument described in the foregoing

In witness whereof the State of Oregon has caused this instrument to be signed and sealed with the seal of the State of Oregon and the State of Oregon shall be bound by the terms of the instrument described in the foregoing

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