

53090

WARRANTY DEED

Vol. 1485 Page 14543

177-15389K  
 KNOW ALL MEN BY THESE PRESENTS, That CHRIS A. BEEGLE and MICKEY L. BEEGLE,  
 husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

ERNEST C. BRACE and NANCY J. BRACE, 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:

Lot 12 in Block 13, TRACT 1064-FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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."

## MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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 stated on the reverse side of this deed 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 \$ 60,000.00

ON WHATEVER THE ACTUAL CONSIDERATION OR EXISTENCE OF OR INTEREST IN OTHER PROPERTY OF VALUE EXCEPT OF HIGHLY SPECIFIC PART OF THE CONSIDERATION HEREIN SPECIFIED (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 9th day of September, 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)

Chris A. Beegle  
 CHRIS A. BEEGLE

Mickey L. Beegle  
 MICKEY L. BEEGLE

STATE OF OREGON, ) ss.

County of Klamath  
 September 9, 1985

Personally appeared the above named  
 CHRIS A. BEEGLE and MICKEY L. BEEGLE

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

Before me:  
 (OFFICIAL SEAL) Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/87

Chris A. Beegle & Mickey L. Beegle

5481 Valleywood  
 Klamath Falls, OR 97601  
 GRANTOR'S NAME AND ADDRESS

Ernest C. Brace & Nancy J. Brace

5130 Bryant  
 K. Falls, OR 97603  
 GRANTEE'S NAME AND ADDRESS

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, ) ss.

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:

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 \_\_\_\_\_ on page \_\_\_\_\_ or as

file/real number \_\_\_\_\_,

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Recording Officer

By \_\_\_\_\_ Deputy

SPACE RESERVED  
 FOR  
 RECORDER'S USE

- continued from the reverse side of this deed -

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SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. Sewer and water use charges, if any, due to the City of Klamath Falls.
3. An easement dated June 26, 1905, and recorded May 18, 1907, in Volume 22, page 479, Records of Klamath County, Oregon, in favor of the United States of America.
4. An easement dated May 1, 1945, and recorded May 15, 1945, in Book 176 at page 284 in favor of Claifornia Oregon Power Company for right of way for pole lines.
5. Reservations and restrictions as contained in plat dedication, to wit: "All building restrictions of the R 75 Zone of the City of Klamath Falls, as of the date of recording, easements as shown on the annexed map are dedicated to the City of Klamath Falls for the regulation and placement of utilities, said easements to provide ingress and egress for construction and maintenance of said utilities, with any planting or structures placed thereon by the lot owner to be at his own risk; additional restrictions as provided in any recorded protective covenants."
6. Covenants, conditions, restrictions, and easements, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume M76, page 13888, Microfilm Records of Klamath County, Oregon.
7. Subject to an 8 foot utility easement along East lot line as shown on dedicated plat.
8. 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: March 21, 1979  
 Recorded: March 23, 1979  
 Volume: M79, page 6546, Microfilm Records of Klamath County, Oregon  
 Amount: \$49,600.00  
 Grantor: Chris Beegle and Mickey L. Beegle  
 Trustee: William Sisemore  
 Beneficiary: Klamath First Federal Savings & Loan Association

The Grantees named on the reverse hereby agree to assume and pay in full the above described Trust Deed and the Grantees herein further agree to hold the Grantors harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of September A.D., 19 85 at 8:41 o'clock AM., and duly recorded in Vol. M85 day of Deeds on Page 14543

FEE \$9.00

By Evelyn Biehn, County Clerk  
Pam Smith