

58265

K-38886
WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
SHIRLEY F. HILYARD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL B. BEESON, TERRY DEE BEESON, TERRY E. ZIMMERMANN and DARAEI F. ZIMMERMANN, 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:

**Doing Business As ZIM/BEE PROPERTIES

The Southerly 32.5 feet of the Easterly 73.2 feet of Lot 13 and the Northerly 32.5 feet of the Easterly 73.2 feet of Lot 12 of Independence Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Conditions, restrictions, rights of way of record and those apparent upon the land; liens and assessments of Klamath Project and Enterprise Irrigation District and rules, regulations and assessments of South Suburban Sanitary District.

(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 \$ 9,000.00

~~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 31st day of January, 1986; 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 WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Shirley F. Hilyard
SHIRLEY F. HILYARD

STATE OF OREGON,

County of Klamath } ss.
January 31, 19 86

Personally appeared the above named
Shirley F. Hilyard

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

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

STATE OF OREGON, County of _____) 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 be-
half 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)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

ZIM/BEE PROPERTIES
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

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
13th day of February, 1986,
at 10:24 o'clock A.M., and recorded
in book/reel/volume No. M86 on
page 2702 or as fee/file/instru-
ment/microfilm/reception No. 58265,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By P. Smith Deputy

Fee: \$5.00