

58340

WARRANTY DEED

Vol. 118 Page 2824

KNOW ALL MEN BY THESE PRESENTS, That NORMA R. BUKOSKY and VERSIE E. MORROW
 as tenants in common
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DARLENE M. BEARD
 and RAYMOND A. BEARD, wife & husband
 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:

See legal description as it appears on the reverse of this deed.

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,

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 \$ 20,675.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 92.930.)

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 14th day of February, 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.

(If executed by a corporation, affix corporate seal)

Versie E. Morrow, by Norma R. Bukosky, as Attorney in fact.

Versie E. Morrow, by Norma R. Bukosky, as Attorney in fact for Versie E. Morrow.

STATE OF OREGON,

County of Klamath

7-14, 1986

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____

_____ 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 _____

Personally appeared the above named _____, individually and as Attorney in fact for Versie E. Morrow, and acknowledged the foregoing instrument to be _____ voluntary act and deed.

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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/14/89

Notary Public for Oregon

My commission expires:

Norma R. Bukosky & Versie E. Morrow

GRANTOR'S NAME AND ADDRESS

Darlene M. Beard & Raymond A. Beard

3936 Coronado Way
Klamath Falls, OR 97603

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 _____) ss.

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 tile/peel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

A portion of the SW $\frac{1}{4}$ of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point marked by an iron pin on the North line of the Klamath Falls-Ashland Highway and distant along said line of Highway 477.9 feet from intersection of said line and the East line of said SW $\frac{1}{4}$; thence Southwesterly along said line of Highway 100 feet to the Southwest corner of the property herein conveyed; thence North 35° West, 400 feet; thence Northeasterly and parallel to said line of Highway a distance of 100 feet to the Northeast corner of the property herein conveyed; thence South 35° East, 400 feet to the point of beginning.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
 2. An easement created by instrument, including the terms and provisions thereof
- Dated: April 2, 1926
Recorded: April 26, 1926
Volume: 69, page 495, Deed Records of Klamath County, Oregon
In favor of: The Pacific Power & Light Company, a corporation

"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."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of February A.D., 19 86 at 4:01 o'clock P M., and duly recorded in Vol. 186
of Deeds on Page 2824

FEE \$9.00

Evelyn Biehn,
By _____ County Clerk
Ann Smith

NOTARY PUBLIC

[Faint notary text and signature area]