

MOUNTAIN TITLE COMPANY

63729

WARRANTY DEED

Vol. 118 Page 12471

KNOW ALL MEN BY THESE PRESENTS, That STEVEN E. GELHARDT and JUDY C. GELHARDT
aka. JUDY GELHARDT, husband and wife, and CHERYL J. SWETLAND dba MASTER HOMES, as tenants
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
SIDNEY C. BEATY and LURA J. BEATY, husband and wife
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 ap-
pertaining, situated in the County of Klamath
and State of Oregon, described as follows, to-wit:
Lots 18 and 19, POOLE HOME SITES, according to the official plat thereof on file in
the office of the County Clerk of Klamath County, Oregon.

- continued on the reverse side of this deed -

MOUNTAIN TITLE COMPANY

"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."

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
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 \$ 49,500.00
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 14th day of July, 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)

STATE OF OREGON
County of Klamath
July 14, 1986

Personally appeared the above named
STEVEN E. GELHARDT and JUDY C. GELHARDT
and CHERYL J. SWETLAND dba MASTER HOMES
and acknowledged the foregoing instru-
ment to be their
voluntary act and deed.

Notary Public for Oregon
My commission expires: 11/16/87

Steven E. Gelhardt
Judy C. Gelhardt
Cheryl J. Swetland
STATE OF OREGON, County of Klamath
Personally appeared
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 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:

Steven E. Gelhardt et al
2958 Hope Street
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS
Sidney C. Beaty & Lura J. Beaty
5840 Maryland Street
Klamath 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,
County of Klamath
I certify that the within instru-
ment was received for record on the
day of July, 1986,
at 10 o'clock M., and recorded
in book 118 on page 12471
file/reel number 118-12471
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

By Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

- continued from the reverse side of this deed -

12472

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Homeland Tracts No. 2.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on recorded plat of Poole Home Sites.
5. Subject to an easement over the Easterly portion of Lots 18 and 19 for the Enterprise Irrigation Canal, as set forth on the plat of Poole Home Sites.
6. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ July _____ A.D., 19 86 at 2:06 o'clock P M., and duly recorded in Vol. _____ M86
of _____ Deeds _____ on Page 12471

FEE \$14.00

Evelyn Biehn, County Clerk
By _____