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63742

K-38812

WARRANTY DEED-TENANTS BY ENTIRETY

Vol. 1480 Page 12494

KNOW ALL MEN BY THESE PRESENTS, That

CHARLES G. HEATON and HAZEL A. HEATON, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by MICHAEL B. BEESON and TERRY DEE BEESON, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.
And grantor hereby covenants to and with grantees and the heirs of the survivor and their 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 \$ 26,600.00
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 ^①, 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.

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.

CHARLES C. HEATON
HAZEL A. HEATON

STATE OF OREGON,

County of Klamath } ss.
July 14, 1986.

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 _____

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 8/27/87

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:

Michael B. & Terry Dee Beeson

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 _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/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

TITLE

By _____ Deputy

EXHIBIT "A"

12495

A piece or parcel of land situated in the N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11, Township 39 South, Range 9 E.W.M., in Klamath County, Oregon more fully described as follows:

Beginning at a point in the centerline of a 60 foot roadway, from which the section corner common to Sections 2, 3, 10, 11, Township 39 South, Range 9 E.W.M., and as marked on the ground by an iron pin driven therein, bears South 89°44 $\frac{1}{2}$ ' West along the said roadway center line 1485.2 feet, to a point in the West boundary of the said Section 11, and North 0°13 $\frac{1}{2}$ ' West, 1662.5 feet to said section corner and running thence South 0°01' East 331.4 feet to a point in the Southerly boundary of the said N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11; thence North 89°42' East along said boundary line 65.7 feet; thence North 0°01' West 331.35 feet, more or less, to an intersection with the center line of the above mentioned roadway; thence South 89°44 $\frac{1}{2}$ ' West along said roadway center line 65.7 feet, more or less, to the said point of beginning.

SUBJECT TO: Taxes for 1986-87 are now a lien, but not yet payable; rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways; acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; rules, regulations, easements and assessments of Klamath Irrigation District and South Suburban Sanitary District; and Reservations and Restrictions in Deed recorded December 6, 1948, in Volume 227 at page 128, records of Klamath County, Oregon.

Return to:
Michael & Terry Beeson
3318 Patterson
Klamath Falls, OR 97603

Tax Statements to:
Same as above

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of July _____ A.D., 19 86 at 3:31 o'clock P M., and duly recorded in Vol. 1886
of Deeds _____ on Page 12494
FEE \$14.00
By Evelyn Biehn, County Clerk
[Signature]