

64119

WARRANTY DEED MK-76504

Vol. M90 Page 13195

KNOW ALL MEN BY THESE PRESENTS, That

Dorothy V. Hartley

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by R. Dale Beck and Barbara S. Beck, 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:

The Northerly 100 feet of the Easterly 100 feet of Lot 6 of Vicory Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 those as set forth on the reverse 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 \$ 39,900.00. ~~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 91.030.)~~

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 25th 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)

Dorothy V. Hartley

Dorothy V. Hartley

STATE OF OREGON,

County of Klamath

July 25

19 86

STATE OF OREGON, County of

19

Personally appeared

ss.

Personally appeared the above named

Dorothy V. Hartley

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/89

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Dorothy V. Hartley

GRANTOR'S NAME AND ADDRESS

R. Dale Beck and Barbara S. Beck
5540 Shasta Way
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

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/reel number. Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer

By Deputy

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SUBJECT TO:

1. Taxes for the fiscal year 1986-87, a lien not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the powers of assessment of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers including the powers of assessment of Klamath Project and Enterprise Irrigation District.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 28th day of July A.D., 19 86
at 2:51 o'clock P M. and duly recorded
in Vol. M86 of Deeds Page 13195.
Evelyn Biehn, County Clerk
By [Signature]

Deputy.

Fee, \$14.00