

OK

64782

K-38850
WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97208

Vol. M80 Page 14362

KNOW ALL MEN BY THESE PRESENTS, That

JAMES R. BEARDSLEY and JEAN BEARDSLEY

DAVID S. MAC IVOR

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, 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 33 1/3 feet of Lot 10, All of Lots 11 and 12, Block 12, Fairview No. 2 in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Taxes for 1986-87 which are now a lien but not yet payable; Trust Deed executed by JOHN M. ANDERSCH and VIRGINIA L. ANDERSCH, as grantors to D. L. Hoots as trustee for SECURITY SAVINGS AND LOAN ASSOCIATION, a corporation, dated March 12, 1979, recorded March 14, 1979 in Volume M79 at page 5842, Mortgage records of Klamath County, Oregon, which the grantee herein agrees to assume and pay.

(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

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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 45,000.00.
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 13th day of August, 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.

JAMES R. BEARDSLEY
JEAN BEARDSLEY

STATE OF OREGON,

County of Klamath } ss.
Aug. 12, 1986.

STATE OF OREGON, County of _____) ss.
 _____, 19____.

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: 7-25-87

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

David S. MacIvor
 7749 Booth Road
 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

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 14th day of August, 1986, at 3:28 o'clock P. M., and recorded in book/reel/volume No. M86 on page 14362 or as fee/file/instrument/microfilm/reception No. 64782, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evalyn Biehn, County Clerk
 NAME TITLE

Fee: \$10.00 By Ann Smith Deputy

86 AUG 14 PM 3 28