

69341

WARRANTY DEED

MTC-17448-P

Vol. M86

Page

23098

KNOW ALL MEN BY THESE PRESENTS, That DELMAR A. BEEGLE & SHIRLEY BEEGLE,  
as tenants in common, each as to an undivided  $\frac{1}{2}$  interest

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DON W. ROBEY

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:

A parcel of land situate in the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 1564 feet East, and 380 feet South of the Southwest corner of NW $\frac{1}{4}$  of Section 5, Township 39 South, Range 9 East of the Willamette Meridian; thence East 50 feet; thence North 100 feet; thence West 50 feet; thence South 100 feet to the place of beginning.

## 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 of record and 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 \$ 13,500.00  
~~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  $\circ$ , 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 15th day of December, 19 86; 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)

Delmar A. Beegle  
Delmar A. Beegle

Shirley Beegle, by Delmar A. Beegle  
Shirley Beegle, by Delmar A. Beegle, as Attorney in fact  
STATE OF OREGON, County of Klamath, 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 \_\_\_\_\_

\_\_\_\_\_, a corporation,  
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:

(OFFICIAL  
SEAL)

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

STATE OF OREGON,

County of Klamath } ss.  
12/15, 19 86

Personally appeared the above named

Delmar A. Beegle, individually  
and as Attorney in fact for  
Shirley Beegle

and acknowledged the foregoing instru-  
ment to be \_\_\_\_\_ voluntary act and deed.

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 8/16/88

DELMAR A. BEEGLE & SHIRLEY BEEGLE

GRANTOR'S NAME AND ADDRESS

DON W. ROBEY

1772 Hope St.

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 Klamath } ss.

I certify that the within instru-  
ment was received for record on the  
16th day of December, 19 86,  
at 10:59 o'clock A. M., and recorded  
in book M86 on page 23098 or as  
file/reel number 69341.

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

Evelyn Biehn, County Clerk

Recording Officer

By Ann Smith Deputy

Fee: \$10.00