

69475

WARRANTY DEED

Vol. M84 Page 23405

OREGON

KNOW ALL MEN BY THESE PRESENTS, That FIRST SERVICE CORPORATION OF SOUTHERN hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHRIS A. BEEGLE AND MICKEY L. BEEGLE, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 9 in Block 5, TRACT 1085 Country Green according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

1985 DEC 13 AM 10 49

(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 easements, covenants, conditions, restrictions, of record

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 \$ 30,000.00. 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 16th day of December, 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.

First Service Corporation of Southern Oregon

by: Gerald V. Brown President  
Mary Bothwell Secretary-Treasurer

STATE OF OREGON, County of Klamath, December 16, 1986 ) ss.

Personally appeared Gerald V. Brown and Mary Bothwell 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 Treasurer of First Service Corporation of Southern Oregon, 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 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: Barlene Tucker (OFFICIAL SEAL)  
Notary Public for Oregon

My commission expires: 6/16/88

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of ) ss.  
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Personally appeared the above named

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

First Service Corporation  
540 Main Street  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

BEEGLE, Chris A. & Mickey L.  
6810 Waggoner Court  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal  
540 Main Street  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Klamath First Federal  
540 Main Street  
Klamath Falls, OR 97601

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 18th day of December, 1986, at 10:49 o'clock A.M., and recorded in book/reel/volume No. M86 on page 23405 or as fee/file/instrument/microfilm/reception No. 69475, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TYPE

By Sam Smith Deputy

Fee: \$10.00