

CK

72722

WARRANTY DEED

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4951

KNOW ALL MEN BY THESE PRESENTS, That  
RAYMOND A. BEARD and DARLENE M. BEARD, husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
DARLENE M. BEARD

, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 10 in Block 4 of Second Addition of Sunset Village, according to  
the official plat thereof on file in the office of the County Clerk  
of Klamath County, Oregon.

(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

Subject to easements and rights of way of record and apparent on the land.

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 \$ love and affection

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 25<sup>th</sup> day of March, 1987;  
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 DE-  
SCRIBED 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.

Raymond A. Beard  
RAYMOND A. BEARD

Darlene M. Beard  
DARLENE M. BEARD

STATE OF OREGON,  
County of Klamath } ss.  
March 25, 19

STATE OF OREGON, County of } ss.  
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Personally appeared and

Personally appeared the above named Raymond  
A. Beard & Darlene M. Beard

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

, 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: 6-21-88

Before me:  
(OFFICIAL SEAL)  
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:  
Mr. & Mrs. Raymond A. Beard  
3936 Coronado Way  
Klamath Falls, Oregon 97603  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Mr. & Mrs. Raymond A. Beard  
3936 Coronado Way  
Klamath Falls, Oregon 97603  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instru-  
ment was received for record on the  
26th day of March, 19 87,  
at 9:51 o'clock A. M., and recorded  
in book/reel/volume No. M87 on  
page 4951 or as fee/file/instru-  
ment/microfilm/reception No. 72722,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE  
By: [Signature] Deputy

Fee: \$5.00