

78529

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That GARY KARL SANDBERG and JANICE MAXINE SANDBERG, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILBUR M. BECKER AND PATRICIA K. BECKER, 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:

A portion of Lot 4, Block 3, CRES-DEL ACRES FIRST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

BEGINNING at a point in the East line of Lot 4, Block 3, CRES-DEL ACRES FIRST ADDITION, situated in the Northwest quarter of Section 7, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; South 22 degrees, 13' 50" East 90.00 feet from the Northeast corner of said Lot 4; running thence South 69 degrees, 20' 30" West 173.44 feet to West line of said Lot 4; thence South 9 degrees, 36' 20" East 59.50 feet to the Southwest corner of said Lot 4; thence North 86 degrees, 55' 10" East 180.47 feet to the Southeast corner of said Lot 4; thence Northerly along the Easterly line of said Lot 4 to the point of beginning.

"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,

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 \$ 15,000.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 26th day of July, 19 87; 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)

JODI D. McDONALD
NOTARY PUBLIC - OREGON
My Commission Expires 2/11/91

STATE OF OREGON } ss.
County of JOSEPHINE
JULY 29, 19 87

Personally appeared the above named
Gary Karl Sandberg &
Janice Maxine Sandberg
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) Jodi D. McDonald
Notary Public for Oregon
My commission expires: 2/11/91

Gary Karl Sandberg

Janice Maxine Sandberg

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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GARY KARL & JANICE MAXINE SANDBERG

GRANTOR'S NAME AND ADDRESS

WILBUR M. & PATRICIA K. BECKER

3755 N. Marlow Rd
Eugene OR 97401

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, } ss.

County of Klamath

I certify that the within instrument was received for record on the 26th day of August, 19 87, at 11:03 o'clock AM., and recorded in book M87 on page 15387 or as file/reel number 78529, Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By _____ Recording Officer
Deputy

Fee: \$10.00