

81072

KCTC 39997 + 39998 Vol. M87 Page 19754

KNOW ALL MEN BY THESE PRESENTS, That Cline M. Beckham, a widow woman

to grantor paid by Robert H. Anderson and Beth Anderson, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated,

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 Block 51 of FIRST ADDITION to KLAMATH FALLS, more particularly described as follows:

Beginning at a point where the most Southerly right-of-way line of 6th St. intersects the most Westerly right-of-way line of High St., said point being the most Easterly corner of Block 51 First Addition to Klamath Falls; thence Northwesterly along said Southerly right-of-way line of 6th St. a distance of 110 feet to the point of beginning; thence Southwesterly parallel to High St. a distance of 51 feet; thence Northwesterly parallel to 6th St. a distance of 90 feet; thence Northeasterly, parallel to High St. a distance of 51 feet; thence Southeasterly along said right-of-way line of 6th St. a distance of 90 feet to the point of beginning.

Grantees assume and agree to pay the present existing Mortgage, including the terms and provisions thereof, dated June 12, 1964, the unpaid principal balance of which is \$14,241.78 to First Federal Savings and Loan Association.

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 as noted of record and those apparent upon the land, if any, as of the date of this deed;

grantor will warrant and forever defend the above granted 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 \$22,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the whole.

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 12th day of August, 1970.

Cline M. Beckham
Cline M. Beckham

STATE OF OREGON, County of Klamath

Personally appeared the above named

Cline M. Beckham, a widow woman,

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

Before me, Florence M. Connell,

Notary Public for Oregon

My commission expires June 10, 71

NOTE: The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Mr. + Mrs. Robert H. Anderson
537 High Street
Klamath Falls, Or
97601

(DON'T USE THIS
SPACE, RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON,

County of Klamath

SS.

I certify that the within instru-
ment was received for record on the
2nd day of November, 1987,
at 11:41 o'clock A.M., and recorded
in book M87 on page 19754.
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Evelyn Biehn,

Klamath County Clerk

Title.

By Pam Smith Deputy

Fee: \$10.00