

85335

WARRANTY DEED

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3785

KNOW ALL MEN BY THESE PRESENTS, That ROLLAND W. BECKENHAUER & YVONNE L. BECKENHAUER, Husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EARL J. TOWNE, 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:

Lots 10 and 11, Block 10, DIXON ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account #3809 028DC 07600

## 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, covenants, conditions, restrictions, easements, those of record and apparent to the land 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 \$9,800.00. The grantor, Rolland W. Beckenhauer, and the grantee, Yvonne L. Beckenhauer, have caused this deed to be signed and sealed by their respective officers, duly authorized thereto by order of their respective boards of directors.

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 14th day of March, 1988; 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)

Rolland W. Beckenhauer  
Rolland W. Beckenhauer

Yvonne L. Beckenhauer  
Yvonne L. Beckenhauer

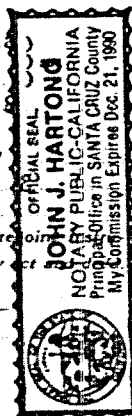
STATE OF OREGON, California

County of Santa Cruz  
March 14, 1988

Personally appeared the above named  
Rolland W. Beckenhauer  
Yvonne L. Beckenhauer

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

(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires:



STATE OF OREGON, County of Klamath, ) ss.  
1988, 19

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 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)

Beckenhauer  
P.O. Box 815  
Watsonville, CA 95077

Towne  
7242 Hilyard  
Klamath Falls, OR 97601

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 17th day of March, 1988, at 12:03 o'clock P.M., and recorded in book M88 on page 3785 or as file/reel number 85335, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pam Smith Deputy

Fee: \$10.00

MOUNTAIN TITLE COMPANY