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88813

WARRANTY DEED

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10316

KNOW ALL MEN BY THESE PRESENTS, That TWILA A. BEALS, an estate in fee simple

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, 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 tract of land being a portion of Lot 5 Block 1 of Altamont Acres, also being in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Lot 5, at the intersection of the Altamont Drive and Boardman Avenue rights-of-way; thence Northerly, along said Altamont Drive right-of-way line, 10.00 feet; thence Southeasterly to a point on the North right-of-way line of Boardman Avenue 60.00 feet Easterly of the Southwest corner of said Lot 5 (point of beginning); thence Westerly 60.00 feet to the point of beginning, containing 300 square feet, more or less.

(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 \$ 450.00.

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 10th day of June, 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.

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.

STATE OF OREGON, } ss.
County of Klamath }
June 10, 1988.

Personally appeared the above named

Twila A. Beals

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-10-88

STATE OF OREGON, County of _____) ss.
_____, 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:

(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:

County Clerk's Office
Deputy Clerk
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 1st day of July, 1988, at 11:42 o'clock A.M., and recorded in book/reel/volume No. M88 on page 10316 or as fee/file/instrument/microfilm/reception No. 88813, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
NAME TITLE

Fee-none

By Pauline Mullens Deputy

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