

1520594763

WARRANTY DEED

Vol. ms Page 20970

KNOW ALL MEN BY THESE PRESENTS, That Harry R. Waggoner and Norma E. Waggoner, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Arthur A. Beddoe & Doreen A. Beddoe, husband and wife, and Robert S. Hamilton, 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:

To Arthur A. Beddoe and Doreen A. Beddoe, an undivided 3/5 interest in the following described property; and to Robert S. Hamilton, an undivided 2/5 interest in the following described property:

That portion of Lot 8 in Block 34 of Original Town of Klamath Falls, Oregon (formerly Linkville) described as follows: Beginning at the Northeasterly corner of Lot 8 in Block 34; thence Westerly along the Southerly line of Main Street, 44 feet; thence Southerly at a right angle with Main Street and parallel with Third Street, 100 feet; thence Easterly and parallel with Main Street, 44 feet to the Westerly line of Third Street; thence Northerly along the Westerly line of Third Street, 100 feet to the point of beginning.

(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 except: The pro-rated 1974-75 taxes in the amount of \$488.36 which has been assumed by the Vendee, easements and rights of way of record, and those apparent upon the land, and all liens and encumbrances (CONTINUED ON REVERSE) 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 \$85,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 11 day of December, 1974; 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)

*Harry R. Waggoner*  
*Norma E. Waggoner*

STATE OF OREGON,

County of Klamath  
December 11, 1974

STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_ ss.

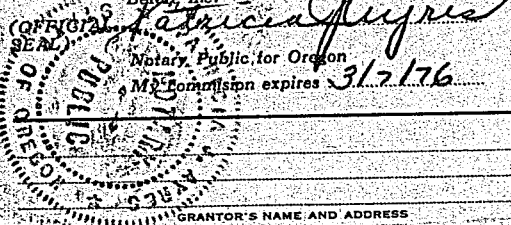
Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_ a corporation,

Personally appeared the above named  
Harry R. Waggoner and  
Norma E. Waggoner  
and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Doreen A. Beddoe  
8757 Reeder Road  
Klamath Falls, Oregon  
NAME, ADDRESS, ZIP 97603

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ss.  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_ Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED  
FOR  
RECORDER'S USE

By \_\_\_\_\_ Recording Officer  
Deputy

KNOW ALL MEN BY THESE PRESENTS THAT HARRY R. Waddor and Norma E. Waddor, husband and wife, hereinafter called the grantors, for the consideration hereinafter stated to grant and convey unto the said grantees and their heirs, successors and assigns, all certain real property, with the tenements, hereditaments and appurtenances thereunto in anywise belonging or appertaining situated in the County of Klamath, State of Oregon, described as follows, to-wit:

To Arthur A. Beddoe and Dorcas A. Beddoe, an undivided 3/5 interest in the following described property; and to Robert S. Hamilton, an undivided 2/5 interest in the following described property:

That portion of Lot 8 in Block 34 of Original Town of Klamath Falls, Oregon (formerly Pinkville) described as follows: Beginning at the Northeastly corner of Lot 8 in Block 34; thence Westerly along the Southern line of Main Street, 44 feet; thence Southerly at a right angle with Main Street and parallel with Third Street, 100 feet; thence Easterly and parallel with Main Street, 44 feet to the Westerly line of Third Street; thence Northerly along the Westerly line of Third Street, 100 feet to the point of beginning.

TO HAVE AND TO HOLD the same unto the said grantees and their heirs, successors and assigns forever, together with all and singular rights and appurtenances thereto in anywise belonging or appertaining, unto the said grantees and their heirs, successors and assigns forever. The grantors hereby covenant to defend the title to the above granted premises, together with all and singular rights and appurtenances thereto, unto the said grantees and their heirs, successors and assigns forever, against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and lawful consideration paid for the premises stated in terms of dollars is \$ 82,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration (including which). (The balance between the words "is" and "consists of" shall be deleted. See ORS 31.30.)

In continuing this deed and when the context so requires, the singular includes the plural and all grammatical changes shall be made to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantors have executed this instrument this 11 day of December, 1978.

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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 9th day of Dec. A.D., 19 88 at 9:29 o'clock AM., and duly recorded in Vol. M88 of Deeds on Page 20970

Evelyn Biehn County Clerk  
By Pauline Miller

FEE \$13.00

NOTARY PUBLIC FOR OREGON  
My commission expires \_\_\_\_\_

STATE OF OREGON  
County of \_\_\_\_\_  
I, \_\_\_\_\_, certify that the within instrument was recorded for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ of the \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of County Office.

Recording Officer  
Deputy \_\_\_\_\_

NOTARY PUBLIC FOR OREGON  
My commission expires \_\_\_\_\_

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