## FORM No. 633-WARRANTY DEED (Indiv 8420S 94763

MTC 2013 Vol.<u>mss</u>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

WARRANTY DEED

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. To Have and to Hold the same unto the said granice and granice's here's 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 REVERSENd 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...... OHowever, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).<sup>(()</sup>(The sentence between the symbols<sup>()</sup>, it 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.

if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by

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order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of STATE OF OREGON, . 19. County of Klamath December // and Personally appeared who, being duly sworn, each for himself and not one for the other, did say that the former is the Personally appeared the above named. Harry R. Waggoner and .....president and that the latter is the secretary of .... and that the seal attixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in be-half 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 Norma E. Waggoner and acknowledged the foregoing instruvoluntary act and deed. ment to be. Before me: (OFFICIAL (OFFICIAL SEAL) famic SEAL) Notary Public for Oracon Motoriniston expires 31.7.176 Notary Public for Oregon My commission expires: 3 2.0 0 · Olive STATE OF OREGON, 12 53VA o County of .... TA 10 78 ... I certify that the within instrunent was received for record on the , 19 day of o'clock ..... M., and recorded at ..... GRANTEE'S NAME AND ADDRESS SPACE RESERVED ...on page ..... or as in book FOR tile/seel number a return for RECORDER'S USE Dedd Record of Deeds of said county. Q N Witness my hand and seal of Las Keeder 757 En County affixed. Mo 0 Until a change is requested all tax state at to the following addres shall be Recording Officer Some as about By .....Deputy

NAME, ADDRESS, ZIP

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#### RUSA 19.02 28.77 KNOW ALL MEN BY THESE PRESENTS THAT BILLY R. WAGGODEL and NOIRA E

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2/3 interest in the following described property:

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The read nound consideration peid for any transfer stated in terms of dollars, is \$ 85,000.00 "However, the extual consideration consistent of or includes other property of value differ or promised which is the priorie construction (mained which)." (The excluses hitreen the probability and empirable allocity be deleted. See ORS 93,000.) In constructs the deed and where the context solveds, the singular includes the platal and all frammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

19 74 in Witness Wassed, the station has executed this instrument this 11 day of a December il a vorgerate prestor, it has coured its nome to be signed and seat allred by its diffects, duly authorized therefo by metrodicto bused the formation

### STATE OF OREGON: COUNTY OF KLAMATH:

of <u>Dec.</u> A.D., 19 <u>88</u> at <u>9:29</u> of <u>Deeds</u>	book AM., and duly recorded in Vol. M88 on Page 20970 Evelyn Biehn County Clerk
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Recording Officer ...Deputy