FORM No.	633-WARKANTT DEED (Martine	
1.1-74	AA HA	

EED (Individual or Corporate). ASpen # 61033160

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204 Vol. mg Page 6546

99178 KNOW ALL MEN BY THESE PRESENTS, That Cass W. and Melba D. Windsor

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Orvel D. and Ruth D. Beard, in an estate as below described hereinafter called aka Donna R. Beard 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:

(see attached "Exhibit A")

The grantees herein do not take the title in common but with the that is, that the fee shall rest in the right of survivorship; of the grantees. survivor

(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 Contracts and/or liens for irrigation and/or drainage, and reservations, easements, restrictions and rights of way of record and those apparent on the and that

antor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims nd demands of all persons whomsoever, except those claiming under the above described encumbrances. U. R. B. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 65,000.00 (10 m) The true and actual consideration consists of xorxing the xorking xon the xorking the xorking terms of dollars, is \$ 65,000.00 (10 m) How was the xorking terms of xorking terms of xorking terms of the xorking terms of the xorking terms of xorking t

the whole The whole rougidention (indicates which) by reached decrement of a normalized and the address of the rouge reached by the reached b 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. do day of December ..., <u>1978</u>; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by 1 Malka H. Hindson

order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County_ of ____Klamath December 26, 1978

Personally appeared the above named CASS W: Windsor Melba D. Windsor and acknowledged the foregoing instru-

ment to Detricit their voluntary act and deed.

OFFICIALD SEAL) Notary Public for Oregon My commission expires:

Notary Public for Oregon

Cass W. & Melba D. Windsor 2964 Summers Lane Klamath Falls, Oregon 97601 GRANTOR'S NAME AND ADDRESS

Orvel D. & Ruth D. Beard Bonanza Tavern Bonanza, Oregon 97.623 GRANTEE'S NAME AND ADDRESS

After recording return to: Mr. & Mrs. Givel D Beard HGI Fields Lane. Grants Pass, OR 97526 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address. <u>Stanley A Scrivner</u> <u>P.G. Ber 373</u> <u>Benenza, GR 97623</u> <u>NAME ADDRESS ZIP</u>

My commission expires: STATE OF OREGON,

STATE OF OREGON, County of

Personally appeared

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each for himself and not one for the other, did say that the former is the

secretary of

and that the seal affixed to the foregoing instrument is the corporation, 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:

president and that the latter is the

County of

SPACE RESERVED	
FOR	
RECORDER'S USE	

County affixed. Recording Officer Bv

Record of Deeds of said county.

who, being duly sworn,

I certify that the within instrument was received for record on the

Witness my hand and seal of

at o'clock M., and recorded

in book.... on page..... or as file/reel number ,

SEAL)

Deputy

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PARCEL 1:

Commencing at the Southeast corner of Block 12, First Addition to the Town of Bonanza, and running thence West along the South line of said block a distance of 75 feet; thence North a distance of 48'3 1/2" more or less to the Southeast corner of parcel conveyed to Bray in Volume 163, page 253; thence East along the South line of said Bray parcel to the Southeasterly line of said Block 12; thence Southwesterly a distance of 48' 6 1/4" more or less to the point of beginning.

EXCEPTING THEREFROM the West 25 feet of the hereinabove described property measured parallel to the Westerly boundary.

PARCEL 2:

Commencing at a point in the Southeasterly line of Block 12 of First Addition to Bonanza, which point is in the intersection of the Southeasterly line of said Block 12 with the Centerline of the Southerly wall of the building located on the premises hereof described and which said point is N. 33-3/4° E. 58 feet, 6-1/2 inches, more or less, from the Southeast corner of said Block 12; thence continuing North 33-3/4° East along the said Southeasterly line of said Block 12, 31 feet, 6-1/4 inches, more or less, to the North line of said building, and being the East and West centerline of said Block 12; thence Westerly parallel with the South line of said Block a distance of 124.74 feet; thence South 26 feet, 4 1/2 inches; thence East to the place of beginning, being property described in Deed recorded in Volume 163, page 253, Klamath County Deed Records.

STATE OF OREGON: COUNTY OF KLAMATH: STATE OF OREGON: COUNTY OF OREGON: COUNTY OF KLAMATH: STATE OF OREGON: COUNTY OF KLAMATH: STATE OF OREGON: COUNTY OF KLAMATH: STATE OF OREGON: COUNTY OF KLAMATH: STATE OF OREGON: COUNTY OF OREGON; COUNTY OF ORE

