

KNOW ALL MEN BY THESE PRESENTS, That RICHARD CHARLES JOHN, JR. & SHIRLEY ANN JOHN

as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SANDRA DAVIS BECK (a married woman as her sole & separate property), hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereto belonging or appertaining, situated in the County of Clatsop and State of Oregon, described as follows, to-wit:

Lot 9 in Block 7 of TRACT 1020, THIRD ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909-12CH-800

Subject to: Existing Department of Veterans' Affairs loan which buyer agrees to assume and pay.

"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 and the above granted premises, free from all encumbrances EXCEPT those of record and apparent upon the land, if any, as of the date of this deed,

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 \$ 57,500.00

1. The amount of the contribution paid for this transfer, stated in terms of dollars, is \$ 27,500.00.

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 July, 19 89; 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.

Richard Charles John Jr

* Shirley Ann John
Shirley/Ann John

STATE OF OREGON,
County of Klamath) ss
7/10, 1989

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:

Personally appeared the above named _____
Richard Charles John Jr.
Shirley Ann John

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

Before me:
 (OFFICIAL SEAL) *Kimberly J. Jones*
 Notary Public for Oregon
 My commission expires: 8-16-92

RICHARD CHARLES JOHN, JR. & SHIRLEY ANN JOHN

458 NE Russell
Roseburg OR 97470

SANDRA DAVIS BECK
6011 Monterey
Klamath Falls, OR 97601
GRANTEES NAME AND ADDRESS

AKA / recording return to:
SANDRA DAVIS BECK
6011 Monterey
Klamath Falls OR 97601
NAME ADDRESS ZIP

Until a change is requested all tax statements shall be sent to the following addressee:

SANDRA DAVIS BECK
6011 Monterey
Klamath Falls, OR 97601

STATE OF OREGON.

County of Klamath

I certify that the within instrument was received for record on the 12th day of July, 19 89, at 2:12 o'clock P M., and recorded in book M89 on page 12752 or as file/reel number 2520

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer
By Pauline Miller Deputy

Fee \$8.00