

18643

WARRANTY DEED MTC 23955 DT

KNOW ALL MEN BY THESE PRESENTS, That CECILIA T. BEATTIE Vol. m90 Page 15940

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT L. BEATTIE, 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 thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 12 in block 3 of FIRST ADDITION TO TONATEE HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 011CC 01400

**on September 22, 1989

"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 all those of record and those apparent to the land as of the date of this deed. subject to trust deed in favor of Charles R. Ragan, Recorded Vol M89, Page 17944 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 \$ 1.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 23rd day of July, 19 90; 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.

Cecilia T. Beattie
Cecilia T. Beattie

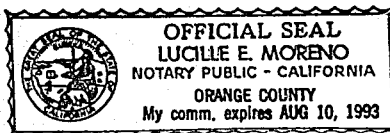
STATE OF CALIFORNIA } ss.
COUNTY OF SAN BERNARDINO

On this 23rd day of JULY, in the year 1990, before me, the undersigned, a Notary Public in and for said County and State, personally appeared * * * * *
CECILIA T. BEATTIE - 9904 B. PLACER ST., RANCHO CUCAMONGA, CA. 91730

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person * * * * * whose name IS subscribed to the within instrument and acknowledged that SHE executed the same.

Signature

Lucille E. Moreno
LUCILLE E. MORENO
Name (Typed or Printed)
Notary Public in and for said County and State



#03

Cecilia Beattie
9904 B. Placer St
Cucamonga, CA 91730

GRANTOR'S NAME AND ADDRESS

Robert Beattie
644 OWENS ST.
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

ROBERT BEATTIE
SEE ABOVE

NAME, ADDRESS, ZIP

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

ROBERT BEATTIE
SEE ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 9th day of Aug., 19 90, at 9:00 o'clock A.M., and recorded in book M90 on page 15940 or as file/reel number 18643.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Douline Muelendse Deputy

Fee \$28.00