

18644

WARRANTY DEED MTC 23955 DT

KNOW ALL MEN BY THESE PRESENTS, That Robert L. Beattie Vol. m90 Page 15941

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Equity Preservation, Inc., a California Corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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

MOUNTAIN TITLE COMPANY

"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 \$ 44,000.00. However, the actual consideration consists of the value of the property in value given or promised which is the whole part of the consideration. (This sentence between the symbols is not applicable, should be deleted.)

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 31 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.

Robert L. Beattie
Robert L. Beattie

STATE OF OREGON,
County of Klamath ss.
July 31, 19 90.

Personally appeared the above named
Robert L. Beattie

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me,

Shirley J. Smith
Notary Public for Oregon

My commission expires: 6-16-92

STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me this

_____, 19____, by _____,

_____, president, and by _____,

_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____ (SEAL)

Robert L. Beattie

644 Owens Street

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Equity Preservation, Inc., a California Corporation

1631 North First, Suite 200

San Jose, CA 95112

GRANTEE'S NAME AND ADDRESS

After recording return to:

Equity

see above address

NAME, ADDRESS, ZIP

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

Equity

see above address

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 15941 or as file/reel number 18644, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Debra M. Mulholland Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY

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