

No. 25340-dn

KNOW ALL MEN BY THESE PRESENTS, That

DAN R. BEACH aka DAN ROBERT BEACH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

**BERNICE GENTRY**

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 19 and the West 2 feet of Lot 20, WEST PARK ADDITION, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.~~

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 those apparent upon the land, if any, as 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 \$ 63,900.00

1 However, the actual consideration consists of or includes other property or value given or promised which is the whole  
part of the consideration indicated in which. (The sentence between the symbols, if not applicable, should be deleted.  
Sno. ORS-93-0330) xxxxxx

*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 1 day of May, 19 91; 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.

Van R Beach

**DAN R. BEACH**

Sam Robert Beach

**STATE OF OREGON.**

County of Klamath ) ss.  
May 1 19 91

Personally appeared the above named DAN R. BEACH AKA DAN ROBERT BEACH

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

**Before me:**

Notary Public for Oregon  
My commission expires:

Dana M. Nielsen  
DANA M. NIELSEN  
NOTARY PUBLIC OREGON  
My Commission Expires 1/30/99

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)

STATE OF OREGON.

County of Klamath

I certify that the within instrument was received for record on the 1st

day of May, 19 91,  
at 1:56 o'clock P M., and recorded  
in book M91 on page 8063 or as  
file/reel number 28842

Record of Deeds of said county.  
Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk  
Recording Officer

By Quilene Mendenhall Deputy

Fee \$28.00

# MOUNTAIN TITLE COMPANY