

30713

WARRANTY DEED

Vol. 11451 Page 11451

KNOW ALL MEN BY THESE PRESENTS, That D. PAUL WILSON AND MARIE ANN WILSON, 1978 REVOCABLE TRUST

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAYMOND A. BEARD AND DARLENE M. 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:

Beginning at a point 462 feet North of an iron pin driven into the ground at the Southwest corner of the Northwest quarter of Section 1, Township 39 South, Range 9 East of the Willametter Meridian, Klamath County, Oregon on the property of Otis V. Saylor, which iron pin is 30 feet East of the center of a road intersecting the Dalles-California Highway on the North and which pin is 30 feet North of the center of said Dalles-California Highway; thence, East 330 feet; thence, North 132 feet; thence, West 330 feet; and thence, South 132 feet to the place of beginning.

Subject, however, to the following:

1. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
2. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.

(For continuation of this document, see reverse side of this deed)

(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

except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$100,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).~~ (The sentence between the symbols ①, 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 _____ day of _____, 19____; 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.

(If executed by a corporation, affix corporate seal)



OFFICIAL SEAL
N. J. CIARAMELLA
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SISKIYOU COUNTY
My Commission Expires April 24, 1985

STATE OF OREGON,

County of _____

June 17, 1982

Personally appeared the above named _____

D. Paul Wilson
Marie Ann Wilson
they and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of _____

SS.
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/tile/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Raymond A. & Darlene M. Beard
3936 Osmonds Way
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

11452

11452

3. Rules, regulations and assessments of South Suburban Sanitary District
4. Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service.
5. Reservations and restrictions as disclosed by Deed from A. J. Simmers, et ux, to Ivan Crumpacker, et ux, recorded November 17, 1944 in Deed Volume 170 on page 337, Records of Klamath County, Oregon as follows: Rights of Way for irrigation and drainage ditches are hereby reserved and not more than 2 hogs shall be kept on said premises at any one time.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 17th day of June A.D., 19 91 at 1:22 o'clock P.M., and duly recorded in Vol. M91 of Deeds on Page 11451.

Evelyn Biehn, County Clerk
By Douglas Mendenhall

FEE \$33.00

[Faint, mostly illegible text and signatures in the middle section of the document, possibly representing a deed or legal description.]

[Faint, mostly illegible text and signatures in the bottom section of the document, possibly representing a return or acknowledgment.]