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FORM No. 690—DEED, WARRANTY (Survivorship) (Individual or Corporate).

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MTC-27826

WARRANTY DEED—SURVIVORSHIP

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KNOW ALL MEN BY THESE PRESENTS, That KEITH E. MCCLUNG AND BEVERLY MCCLUNG

for the consideration hereinafter stated to the grantor paid by DOUGLAS E. BEAM AND POLLY ANN BEAM, hereinafter called the grantor, HUSBAND AND WIFE

hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of KLAMATH, State of Oregon, to-wit:

Lot 20 in Block 4 of TRACT 1153, SECOND ADDITION TO PINE GROVE
PONDEROSA, according to the official plat thereof on file in the office
of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that same are free from all encumbrances except those if regard 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 \$ 139,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 30th day of July, 1992, if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Keith E. McClung
Beverly McClung

STATE OF OREGON, County of Klamath ss.
This instrument was acknowledged before me on JULY 30th, 1992,

by KEITH E. MCCLUNG & BEVERLY MCCLUNG

This instrument was acknowledged before me on _____, 19____,

by _____
as _____
of _____

Notary Public for Oregon
My commission expires 4/24/93

Keith E. and Beverly McClung

8333 Hwy 140E
KLD
GRANTOR'S NAME AND ADDRESS
97603

Douglas E. and Polly Ann Beam
1145 Pine Grove Rd.
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings & Loan
540 Main St.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Klamath First Federal Savings & Loan
540 Main St.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 30th day of July, 1992, at 3:43 o'clock P.M., and recorded in book/reel/volume No. M92 on page 16976 or as fee/file/instrument/microfilm/reception No. 48291, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By _____ Deputy

Fee \$30.00