

## MOUNTAIN TITLE COMPANY

53978

MR 28473-MK

WARRANTY DEED

Vol. M92 Page 27140

KNOW ALL MEN BY THESE PRESENTS, That JOHN T. ABRAMS and SHIRLEY A. ABRAMS, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT P. BEAMAN and JONI LEE BEAMAN, husband and wife, 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 13 in Block 13 of TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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 of

record and those apparent upon the land, if any, as 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 \$ 81,000.00

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 12 day of November, 19 92; 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.

STATE OF OREGON, )  
County of Klamath ) ss.  
November 12, 19 92

John T. Abrams  
JOHN T. ABRAMS  
Shirley A. Abrams  
SHIRLEY A. ABRAMS

Personally appeared the above named \_\_\_\_\_  
JOHN T. ABRAMS  
SHIRLEY A. ABRAMS

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

Before me: Mary Kenneally  
Notary Public for Oregon  
My commission expires: 4/20/96



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)

JOHN T. ABRAMS and SHIRLEY A. ABRAMS

GRANTOR'S NAME AND ADDRESS

ROBERT P. BEAMAN and JONI LEE BEAMAN  
5461 VALLEYWOOD DRIVE  
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

ROBERT P. BEAMAN and JONI LEE BEAMAN  
5461 VALLEYWOOD DRIVE  
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

ROBERT P. BEAMAN and JONI LEE BEAMAN  
5461 VALLEYWOOD DRIVE  
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 16th day of Nov., 19 92, at 10:59 o'clock A M., and recorded in book M92 on page 27140 or as file/reel number 53978, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Quinn M. Neider Deputy

\$30.00

MOUNTAIN TITLE COMPANY