

OK

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## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That... Walter E. WAGNER and Eleanor A. WAGNER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Merrill R. BECK and Norma BECK, husband and wife, with right of survivorship, hereinafter called 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:

Lot 3, Block 19, KLAMATH FALLS FOREST ESTATES, Highway 66  
Unit Plat No. 1, according to the official plat thereof  
on file in the office of the County Clerk of Klamath County.

(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

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 \$ 6100.00

~~However, the above consideration transfers of or includes other property or value given or promised which is the whole or 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 18th day of June, 1993; 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.

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.

Walter E. Wagner  
Eleanor A. Wagner

STATE OF OREGON,

County of KLAMATH

18th June, 1993

STATE OF OREGON, County of \_\_\_\_\_ ss.

19\_\_\_\_

Personally appeared \_\_\_\_\_ and

\_\_\_\_\_ who, being duly sworn,  
each for himself and not one for the other, did say (that the former is the  
\_\_\_\_\_ president and that the latter is the  
\_\_\_\_\_ secretary of

\_\_\_\_\_, a corporation,  
and that the seal affixed to the foregoing instrument is the corporate seal  
of said corporation and that said instrument was signed and sealed in be-  
half of said corporation by authority of its board of directors; and each of  
them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Before me: *Paul Chandler*

Notary Public for Oregon

My commission expires: 7-6-94

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Walter E. and Eleanor A. WAGNER

P.O. Box 162

Bonanza, Or. 97623

GRANTOR'S NAME AND ADDRESS

Merrill R. and Norma BECK

P.O. Box 194

Bonanza, Or. 97623

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-  
ment was received for record on the  
4th day of Oct., 1993,  
at 9:42 o'clock A.M., and recorded  
in book/reel/volume No. M93 on  
page 25669 or as fee/file/instru-  
ment/microfilm/reception No. 69130  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By *Pauline M. Nicholas* Deputy

Fee \$30.00

SPACE RESERVED  
FOR  
RECORDER'S USE