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MTC 31396-KR

12-27-93A10:45 RCVD

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That THOMAS H. DOUGAN and SUSAN E. DOUGAN, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TRUSTEES OF THE L.J. BECKHARDT LIVING TRUST, 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 66 of MRERYMAN'S REPLAT OF OLD ORCHARD MANOR, 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." * AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN O.R.S. 30.930 IN ALL ZONES

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 all those of record and those apparent upon the land 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 $ 59,900.00

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 23 day of December, 19 93; 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.

X Thomas H. Dougan
THOMAS H. DOUGAN

X Susan E. Dougan
SUSAN E. DOUGAN

STATE OF OREGON, County of Kane) ss.
December 23, 19 93.

Personally appeared the above named THOMAS H. DOUGAN and SUSAN E. DOUGAN and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires: 07-06-94

OFFICIAL SEAL
JUDITH CRABB
NOTARY PUBLIC - OREGON
COMMISSION NO. 000023
MY COMMISSION EXPIRES JULY 06, 1994

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)

THOMAS H. DOUGAN & SUSAN E. DOUGAN
795 Alder St.
Junction City OR 97448
GRANTOR'S NAME AND ADDRESS

THE L.J. BECKHARDT LIVING TRUST
P.O. Box 775
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
THE L.J. BECKHARDT LIVING TRUST
P.O. BOX 775
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
THE L.J. BECKHARDT LIVING TRUST
P.O. BOX 775
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 27th day of Dec. 19 93, at 10:45 o'clock A M., and recorded in book M93 on page 34603 or as file/reel number 73365 Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muelmeister Deputy

Fee $70.00

MOUNTAIN TITLE COMPANY

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