

## MOUNTAIN TITLE COMPANY

Vol 93 Page 34603

73365

MATERIAL NUMBER

177-318912 KCR

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 improvements, 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 MERIMAN'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 PRACTICE AS DEFINED IN O.R.S.303.90 IN ALL CASES

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.  
~~THE ABOVE CONSIDERATION INCLUDES ONLY THE PROPERTY DESCRIBED ON THE PLAT OF OLD ORCHARD MANOR~~  
~~EXCLUDING TAXES AND OTHER EXPENSES~~

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.

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

Personally appeared the above named  
THOMAS H. DOUGAN and SUSAN E. DOUGAN

X Thomas H. Dougan  
X Susan E. Dougan

and acknowledged the foregoing instruments  
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  
195 Alder St.  
Klamath 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

Use a change of address? All address changes 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 7336. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Bishn, County Clerk

Recording Officer

By Pauline M. Miller, Deputy

Fee \$30.00