

WARRANTY DEED

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JUL 16 11 17 AM 1967
JUL 23 3 16 PM 1967

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM J. FAUGHT and BETTY R. FAUGHT, husband and wife, hereinafter referred to as Grantors, for the consideration hereinafter stated, to Grantors paid by ARLENE MCGINNIS, a married woman, hereinafter referred to as 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, State of Oregon, described as follows, to-wit:

Beginning at the point of intersection of the line between Lots 1 and 8 of Block 6 in Original Town of Linkville, now Klamath Falls, Oregon, with the westerly line of Third Street; thence Southwesterly at right angles to Third Street 76 feet and 3 inches; thence Southeasterly parallel to Third Street 37 feet; thence Northeasterly at right angles to Third Street 12 feet; thence Southeasterly parallel to Third Street 8 feet; thence Northeasterly at right angles to Third Street 64 feet and 3 inches to Third Street; thence Northwesterly 45 feet to the Point of Beginning, being a portion of Lots 1 and 2 of said Block 6 in Original Town of Linkville (now Klamath Falls) Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way and easements of record and those apparent on the land;
2. Easement, including the terms and provisions thereof, by and between Maurice Keane and Lida Keane, his wife, and A. M. Collier and Georgia L. Collier, husband and wife, dated January 22, 1938, recorded January 27, 1938, in Deed Volume 114 page 125, records of Klamath County, Oregon, as to the maintenance and repair of the rear end of garage and brick retaining wall located on adjoining property;
3. Trust Deed, including the terms and provisions thereof, executed by Ward H. McDonald and Mary E. McDonald, husband and wife, as grantors, to William Ganong, as trustee, for First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, as beneficiary, dated March 28, 1967, recorded April 4, 1967, in Volume M67 page 2314, Microfilm records of Klamath County, Oregon, to secure the payment of \$13,050.00, which Trust Deed Grantee assumes and agrees to pay;

BOIVIN, BOIVIN
& KOSTA
ATTORNEYS AT LAW
210 BOIVIN BUILDING
KLAMATH FALLS,
OREGON 97601
TELEPHONE 884-8101

6131

1 TO HAVE AND TO HOLD the same unto the said Grantee and
2 Grantee's heirs, successors and assigns forever.

3 And said Grantors hereby covenant to and with said Grantee
4 and Grantee's heirs, successors and assigns, that Grantors are
5 lawfully seized in fee simple of the above-granted premises, free
6 from all encumbrances except as hereinabove set forth and that
7 Grantors will warrant and forever defend the above-granted premises
8 and every part and parcel thereof against the lawful claims and
9 demands of all persons whomsoever, except those claiming under
10 the above-described encumbrances.

11 The true and actual consideration paid for this transfer
12 stated in terms of dollars is the sum of Fifteen Thousand Seven
13 Hundred Fifty and no/100 Dollars (\$15,750.00).

14 WITNESS Grantors' hands this 27th day of February, 1970.

15 William J. Faught
16 Betty R. Faught
17

18 STATE OF OREGON)
19) ss.
County of Klamath)

20 On this 27th day of February, 1970, personally appeared
21 before me, a Notary Public in and for said County and State, the
22 within named WILLIAM J. FAUGHT and BETTY R. FAUGHT, husband and
23 wife, who are known to me to be the identical individuals described
24 therein, and who acknowledged to me that they executed the same
25 freely and voluntarily.

26 Chad H. Schneck
Notary Public for Oregon
My Commission Expires: Feb 24, 1973

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:
Klamath County Title Co.
on this 23rd day of July A. D., 1970.
at 3:10 o'clock P. M. and duly
recorded in Vol. M-70 of Deeds
Page 6120

WM. D. MILNE, County Clerk
By Deputy
Fee \$3.00

27

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:
Klamath County Title Co.
on this 16th day of JULY A. D., 1970
at 11:17 o'clock A.M. and duly
recorded in Vol. M-70 of Deeds
Page 5850

WM. D. MILNE, County Clerk
By Deputy
Fee \$3.00