

49048

VOL. M 71 PAGE 1447

FORM No. 633—WARRANTY DEED

STEVENS-NESS LAW PUB. CO. PORTLAND, ORE.

1967/50

KNOW ALL MEN BY THESE PRESENTS, That HOMER O. DEPUY and EVANGELINE DEPUY, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EVELYN MCATEE, a married woman,

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:

The SW 1/4 of Section 7, That portion of the NW 1/4 of Section 7 lying Northerly of the County Road (being an extension of Balsam Drive)

All in Township 39 South, Range 9 East of the Willamette Meridian EXCEPTING THEREFROM premises described in deeds to Jerry Depuy, et ux, recorded February 13, 1969, in M-69 at page 1145 and April 11, 1963, in Volume 344 at page 432 Klamath County Deed Records

ALSO EXCEPTING therefrom premises described in Deed to N. Denn, recorded May 5, 1965, in Volume 361 at page 256.

ALSO EXCEPTING therefrom premises described in Deed to State of Oregon by and through its State Highway Commission, recorded December 18, 1967, in M-67 at page 9768.

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 except easement and right of way, recorded May 9, 1968, in M-68 at page 4252, Deed Records Klamath County, Oregon, and Limited Access in deed to State of Oregon recorded December 18, 1967, in M-67 at page 9768.

and that grantor will warrant and forever defend the above granted 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 \$7,750.00.

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 24th day of March 1970

Homer O. Depuy
Evangelina Depuy

STATE OF OREGON, County of Klamath, ss. March 24, 1970
personally appeared the above named Homer O. Depuy and Evangelina Depuy, husband and

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

Before me, Sylvia C. Lawrence

Notary Public for Oregon
My commission expires 10-25-70

NOTE: The sentence between the symbols () If not applicable, should be deleted. See Chapter 402, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

HOMER O. DEPUY and EVANGELINE DEPUY, husband and wife,

to

EVELYN MCATEE, a married

woman,

AFTER RECORDING RETURN TO

McAtee Assoc

2237 Lakeshore

City

(DON'T USE THIS SPACE RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 18th day of FEBRUARY, 1971, at 2:29 o'clock P.M., and recorded in book M 71 on page 1447.

Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

By *John D. Dagit* Deputy

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