

July 6 11:50 1971

FORM No. 716—WARRANTY DEED (Individual or Corporate). (Grantees as Tenants by Entirety).

38-547

VOL. M71 PAGE 7010
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

1967

KNOW ALL MEN BY THESE PRESENTS, That
ROGERS, husband and wife,

GEORGE V. ROGERS and BARBARA

hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by
KENNETH L. MCGINNIS and MARY
L. MCGINNIS, husband and wife,

hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their 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 a point 30 feet South and 28.4 ft. East of the NW corner of SW¹/₄NW¹/₄ of Sec. 15, Twp. 41 S., R. 12 E., W.M.: running thence South 89°46' West 466.8 ft.; thence South 0°14' West 170 feet; thence South 89°46' West 244.8 feet; thence South 0°14' West 310 feet; thence North 89°46' West 528.72 feet; thence along the Easterly right of way of Malin Irrig. District's low line canal North 8°14' East 71.17 ft.; thence North 10°16' West 101 feet; thence North 28°16' West 352.5 feet to the point of beginning, being 5.66 acres, more or less: SUBJECT TO: (1) Easements and rights of way of record or apparent on the land; (2) Liens of the City of Malin, if any; and (3) Contracts, proceedings, assessments and statutes & regulations for irrigation or drainage purposes.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those noted above

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 \$ 13,000.00
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) the whole

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the day of June, 1971; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

George V. Rogers
George V. Rogers
Barbara Rogers

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath }
June 25, 1971

Personally appeared the above named George V. Rogers and Barbara Rogers, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: May 26, 1973

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

STATE OF OREGON, County of } ss.
Personally appeared _____, 1971, 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 behalf 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:
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

WARRANTY DEED

ROGERS

TO

MCGINNIS

AFTER RECORDING RETURN TO
Kenneth L. McGinnis
P. O. Box 151
Malin, Oregon 97632

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

STATE OF OREGON, } ss.

County of Klamath }

I certify that the within instrument was received for record on the 6th day of July, 1971, at _____ o'clock _____ M., and recorded in book M71 on page 7010 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne
County Clerk Title.

By Cynthia Campbell Deputy

Fee \$1.50

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