

1967/50

KNOW ALL MEN BY THESE PRESENTS, That JOHN WILLIAM GERAGHTY and JOSEPHINE R. GERAGHTY, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THELTON C. GORDEN and MELLENE N. GORDEN, husband and wife,

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 Southerly 63.13 feet of the East 263.38 feet of Tract 21, and the Northerly 10 feet of the East 263.38 feet of Tract 22, All in HOMEDALE, Klamath County, Oregon.

## SUBJECT TO:

1. Reservations, restrictions, easements, rights of way of record and those apparent on the land.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. Reservations and restrictions in deed recorded March 15, 1945 in Book 174 at page 211, Deed Records.
5. Reservations and restrictions in deed recorded May 2, 1960 in Book 320 at page 586, Deed Records.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 as hereinabove set forth,

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 \$ 22,600.00. 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 July 21, 1972.

*John William Geraghty*  
*Josephine R. Geraghty*

STATE OF OREGON, County of Klamath ) ss. July 21<sup>st</sup>, 1972  
Personally appeared the above named JOHN WILLIAM GERAGHTY and JOSEPHINE R. GERAGHTY, husband and wife  
and acknowledged the foregoing instrument to be their voluntary act and deed.

OFFICE OF JAMES W. WESLEY  
Notary Public for Oregon

Before me: *James W. Wesley*  
Notary Public for Oregon  
My commission expires 1-20-76

Notary to be printed in the symbols (S), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

## WARRANTY DEED

TO

AFTER RECORDING RETURN TO  
Mrs Mrs Theron C. Gorden  
3814 Madison  
Klamath Falls, Oregon  
97601

(DON'T USE THIS  
SPACE; RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

FEE \$2.00

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instru-  
ment was received for record on the  
21<sup>st</sup> day of JULY, 1972,  
at 3:39 o'clock P.M., and recorded  
in book M 72 on page 8047  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

By *Hazel Dragel* Deputy.