

A-2278)

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

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1967

716012

KNOW ALL MEN BY THESE PRESENTS, That KENNETH L. MCGINNIS and MARY L. MCGINNIS, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JACK L. LINDSAY and DOROTHY M. LINDSAY, 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: A tract of land situated in the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 15, Twp. 41 South, Range 12 E.W.M., more particularly described as follows:

Beginning at a point that is 30 ft. South and 28.4 Ft. East of the NW corner of the SW $\frac{1}{4}$ of Sec. 15, Twp. 41 S., Range 12; thence S. 89 deg. 46' E. 466.8 ft.; thence S. 0 deg. 14' West 170 ft.; thence S. 89 deg. 46' East 244.8 ft.; thence S. 0 deg. 14' West 120.5 ft.; thence North 89 deg. 46' West 550 ft. to the Easterly right-of-way line of the (Cont. on reverse side)

(If space insufficient, continue description on reverse side)

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

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 \$ 4,200.00.

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 23rd day of March, 1975; 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.

Kenneth L. McGinnis
Mary L. McGinnis

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.
March 23, 1975.

Personally appeared the above named Kenneth L. McGinnis and Mary L. McGinnis

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

Before me:
W. O. Bricker
Notary Public for Oregon
My commission expires: 10/29/75

STATE OF OREGON, County of _____, ss.

Personally appeared _____, 19____.

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)

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.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Mr. Jack L. Lindsay
Star Rt., Box 27
Malin, Oregon 97632

No.

716

STATE OF OREGON

County of _____, ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as filing fee number _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Title _____ Deputy

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

3476

(Description Continued)

Malin Irrigation district low line Canal; thence North 28 deg. 16' West to the point of beginning, containing 3.48 acres, more or less;

SUBJECT TO: easements and rights of way of record or apparent on the land; liens of the City of Malin, if any; liens and assessments of Klamath Project and Malin Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; and a 3-foot easement for the existing irrigation ditch along the West boundary of said land, which easement shall enure to the benefit of land in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 15 lying South of the within granted premises.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 26th day of MARCH A. D. 1973 at o'clock AM, and

duly recorded in Vol. M 73, of DEEDS on Page 3475

Wm D. MILNE, County Clerk

By Hazel Drazil Deputy

FEE \$ 4.00