

38-5295

79466

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FORM No. 633—WARRANTY DEED.

1967/50

KNOW ALL MEN BY THESE PRESENTS, That GARY JACOB TROGLIN and BARBARA A. TROGLIN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEPHEN E. MCGINNIS and VICKI J. MCGINNIS, 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:

Lot 12, KENNICOTT COUNTRY ESTATES

(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 regulations, rights and powers of Enterprise Irrigation District and the South Suburban Sanitary District, and subject to reservations, building restrictions, rights, conditions and easements as shown on the Plat and in the dedication of Kennicott Country Estates and the Declaration of Tract Restrictions as shown in instrument dated April 14, 1960, recorded April 15, 1960 in Miscellaneous records Volume 14, at page 45

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 \$ 16,900.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which):

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 5th day of July, 1973.

Gary Jacob Troglin
Barbara A. Troglin

STATE OF OREGON, County of Linn) ss. July 5, 1973
Personally appeared the above named Gary Jacob Troglin and Barbara A. Troglin

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

Before me: *Francis Rice*
Notary Public for Oregon
My commission expires Feb. 10, 1975

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		STATE OF OREGON	
TO		County of <i>DECAT</i> ss.	
AFTER RECORDING RETURN TO		I certify that the within instrument was received for record on the <i>27th</i> day of <i>JULY</i> , 1973, at <i>3:32</i> o'clock <i>P.M.</i> , and recorded in book <i>73</i> on page <i>9730</i> or as filing fee number <i>1946</i> , Record of Deeds of said County.	
No. <i>pt. Nat. Bk. PO. Box 234 City</i>		Witness my hand and seal of County affixed.	
		By <i>Harold Dragan</i> Deputy	

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