

KNOW ALL MEN BY THESE PRESENTS, That MARTIN J. McGRATH

hereinafter called the grantor, for the consideration hereinafter stated,  
to grantor paid by HEATON STEEL & SUPPLY, INC., an Oregon Corporation,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, sit-  
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 5A and 5B in Block 7 of the Railroad  
Addition to the City of Klamath Falls,  
Oregon, along with all attachments, fixtures,  
hereditaments and appurtenances thereto, but,

SUBJECT to all easements, rights-of-way,  
restrictions and reservations of record or  
apparent on the ground.

(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

and that  
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-  
ful 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 \$15,000.00  
~~However, the actual consideration consists of or includes the property of value given or promised which is~~  
~~part of the consideration (and which is)~~

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 26th day of January, 1972.

*Martin J. McGrath*

STATE OF OREGON, County of Lake ss. January 26, 1972  
Personally appeared the above named Martin J. McGrath

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

(OFFICIAL SEAL)

Before me: *James C. Lynch*  
Notary Public for Oregon  
My commission expires 15 April 1972

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

*Heaton Steel & Supply Inc.*  
*428 Spring St.*  
*City*

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

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-  
ment was received for record on the  
17th day of January, 1972,  
at 4:25 o'clock P.M., and recorded  
in book M. 74 on page 629.  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Wm. D. Milne

County Clerk Title.

By *Mary J. Lindsay* Deputy  
fee 2.00

JAN 17 4 25 PM 1972