

2010209 KL 6A-24254

WARRANTY DEED

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This Indenture Witnesseth, THAT JOHN W. GERAGHTY, also known as John William Geraghty, hereinafter known as grantor for the consideration hereinafter recited, has bargained and sold, and by these presents does grant, bargain, sell and convey unto KENG YIM NG, his heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

The Southeasterly 80.0 feet of Lot 20 of WINEMA GARDENS, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Rules, regulations, liens and assessments of South Suburban Sanitary District; Reservations and restrictions in deed recorded July 13, 1951, in Deed Volume 248 at page 397, Records of Klamath County, Oregon; Reservations and restrictions contained in the dedication of Winema Gardens, and modifications thereof; Building and Use Restrictions for Winema Gardens, recorded May 26, 1960, in Deed Volume 321 at 440, records of Klamath County, Oregon; and to a Trust Deed for beneficiary First Federal Savings and Loan Association of Klamath Falls, Oregon, dated May 8, 1973, recorded May 10, 1973, in Vol. M73, page 5659, Microfilm Records of Klamath County, Oregon, which said Trust Deed grantee hereby expressly assumes and agrees to pay according to the tenor thereof as same becomes payable and the note accompanying it.

The true and actual consideration for this transfer is \$ 21,000.00

The foregoing recitation of consideration is true as I verily believe. TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, his heirs and assigns forever. And the said grantor does hereby covenant to and with the said grantee, his heirs and assigns, that he is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, he has hereunto set his hand and seal this 1st day of March, 1974

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath, ss. March 4th, 1974. Personally appeared the above named John W. Geraghty, also known as John William Geraghty, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon.
My commission expires 11-12-74

From Office of
GANONG, REED & SISEMORE
First Federal Building
Klamath Falls, Oregon

Until a change is requested, all tax statements shall be sent to the following address:

First Federal Savings & Loan
Shasta Plaza Branch - City

Let to:
First Federal Savings
& Loan
Shasta Plaza Branch
City

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 8th day of March, 1974, at 11:48 o'clock A. M., and recorded in book M 74 on page 3209 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE
By Hazel Dray County Clerk-Recorder
Deputy

FEE \$ 2.00