

1-1-74

92773 28-7747

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That JOHN B. McCONNELL and ANNA C. McCONNELL, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES F. MUELLER and VIRGINIA M. MUELLER, 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 South half of Lot 6 in Block 7 of ALTAMONT ACRES, Klamath County, Oregon.

SUBJECT TO: 1974-75 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; reservations, restrictions, conditions, easements and rights of way of record, and those apparent on the land.

(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 above set forth

and that grantor will warrant and forever defend the said 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 \$ 6,600.00

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 6,600.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 5th day of September, 1974; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation,
affix corporate seal)

John B. McConnell
Anna C. McConnell

STATE OF OREGON,

STATE OF OREGON, County of

) ss.

County of Klamath

September 5

, 1974

Personally appeared

and

Personally appeared the above named JOHN B. McCONNELL and ANNA C. McCONNELL, husband and wife,

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

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

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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 1-1-76

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

John B. & Anna C. McConnell
3627 Altamont Drive
Klamath Falls, Oregon 97601

James F. Mueller & Virginia M. Mueller, 3629 Altamont Drive
Klamath Falls, Oregon

After recording return to:

James F. Mueller,
3629 Altamont Drive
Klamath Falls, Oregon

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

James F. & Virginia M. Mueller
3629 Altamont Drive
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath

) ss.

I certify that the within instrument was received for record on the 6 day of Sept, 1974, at 3:44 o'clock P.M., and recorded in book M-74 on page 11933 or as file/reel number 92773, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
Deputy

2.00