

WARRANTY DEED

93016

Vol. 1174 Page 12234

This Indenture Witnesseth, THAT WILLIAM J. MCKAY and CHRISTINE L. MCKAY,

husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto

ROBERTA WELCH,

her heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 42 of OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon;

SUBJECT TO: Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; Reservations, restrictions, rights of way of record and those apparent on the land, if any, and Trust Deed executed by William J. McKay and Christine L. McKay as grantors, to William Ganong, Jr., as Trustee, for First Federal Savings and Loan Association of Klamath Falls, as beneficiary recorded April 10, 1974 in Vol. M74 page 4371, Microfilm records of Klamath County, Oregon, which grantee assumes and agrees to pay according to the terms thereof; also subject to taxes for fiscal year commencing July 1, 1974 which are now a lien but not yet payable.

The true and actual consideration for this transfer is \$ 17,982.80

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 her heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, her heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances except those above stated, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, We have herunto set our hand and seal this 6th day of September 1974

(SEAL)

William J. McKay

(SEAL)

(SEAL)

Christine L. McKay

(SEAL)

STATE OF OREGON, County of Klamath, ss. Sept. 6, 1974. Personally appeared the above named William J. McKay

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

Before me:

Elmer L. Hume

From Office of
GANDER, KIMBLE & SIREMORE
First Federal Building
Klamath Falls, Oregon

Notary Public for Oregon.
My commission expires 11-2-75

Until further notice, all tax statements shall be sent to the following address:

First Federal Savings and Loan
Shaata Branch
2747 South Sixth Street
Klamath Falls, Oregon 97601

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 Record of Deeds of said County.

Witness my hand and seal of County affixed.

By

County Clerk-Recorder

Dputy

Return
Good
2943 2 6-44
Klamath Falls, Oregon
97601

SEP 16 2 10 PM 1974

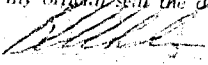
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STATE OF OREGON,
County of Clatsop } ss.

FORM NO. 23 - ACKNOWLEDGMENT
NOTARY PUBLIC LAW 1951, ORS 261.005, 261.006

BE IT REMEMBERED, That on this 12th day of September, 1974,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named CHRISTINE L. MCKAY

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that she executed the same freely and voluntarily.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.


Notary Public for Oregon.
My Commission expires May 3, 1978

STATE OF OREGON,
County of Clatsop
Filed for record at Clatsop County Title Office
on this 16th day of Sept., A.D. 1974
at 2:10 o'clock P. M. and duly
recorded at 12-74 of Book 4
Page 12234
Wm. G. Hill, County Clerk
By Heaven Court Deputy
Fig. 11-20