

1-1-74

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That PAUL CECIL MAGGARD and KAY FRANCIS MAGGARD, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by J. RICHARD O'CONNELL and BETTY J. O'CONNELL, 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 8 in Block 1 of GREEN ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights-of-way and easements of record and those apparent on the land;
2. Right-of-way for pole line, including the terms and provisions thereof, given by J. W. Whiteline to The California Oregon Power Company by deed dated September 9, 1946, recorded October 26, 1946, in Vol. 197 page 413, Deed records of Klamath County, Oregon;
3. Easement, including the terms and provisions thereof, given by J.W. Whiteline to R. P. Breitenstein, et ux, dated March 31, 1950, recorded March 31, 1950, in Vol. 237 page 641, Deed records of Klamath County, Oregon;
4. Right-of-way, including the terms and provisions thereof, given

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(SEE REVERSE)

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 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 \$ 31,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

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 16 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)

Paul Cecil Maggard
Kay Francis Maggard

STATE OF OREGON,) ss.
County of Benton
September 16, 1974

Personally appeared the above named Paul Cecil Maggard and Kay Francis Maggard, husband & wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, *Walter M. Kallman*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 5-25-77

STATE OF OREGON, County of) ss.
Personally appeared _____, 19____, and _____, 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 _____, 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: _____

Paul Cecil Maggard and Kay Francis Maggard

J. Richard O'Connell and Betty J. O'Connell

After recording return to:
Paul Cecil Maggard and Kay Francis Maggard
540 Main
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of _____
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 _____ or as file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

12370

by Charles M. Ohles and Amy Edith Ohles, husband and wife, and J. W. Whiteline, a single man, to the California Oregon Power Company, a California corporation, dated January 16, 1957, recorded January 21, 1957, in Vol. 289 page 225, Deed Records of Klamath County, Oregon;

5. These premises are within the boundaries of GREEN ACRES IMPROVEMENT DISTRICT, and are subject to rules and regulations, levies, assessments and easements thereof, if any;

6. Dedication of Restrictive Covenants for GREEN ACRES, recorded July 24, 1970, in Vol. M70 Page 6147, Microfilm records of Klamath County, Oregon;

7. Reservations and restrictions contained in the dedication of GREEN ACRES.

STATE OF OREGON, COUNTY OF KLAMATH.
And for record of request of Klamath County Title Co.
this 13th day of September A.D. 1974, 3:34
duly recorded in Vol. M 74, of Deeds on page 12367
Wm D. MILNE, County Clerk

fee 4.00