

Warranty Deed

This Indenture Witnesseth, That JAMES B. CONROY and MARJORIE M.

CONROY, husband and wife,

herein called "grantors," in consideration of / EIGHT THOUSAND SEVEN HUNDRED
FIFTY AND NO/100 -----
Dollars to them paid, have bargained and sold and by these presents do grant,
bargain, sell and convey to

CLIVE W. McPHERSON and PEARL McPHERSON, husband and wife,

herein called "grantees," their heirs and assigns forever, the following-described
premises, situated in Klamath County, State of Oregon:

Lot 3, Block 8, ORIGINAL TOWN OF MERRILL, according
to the recorded plat thereof on file in the office
of the County Clerk of Klamath County, Oregon.
SUBJECT TO: (1) 1974-75 real property taxes which
are now a lien but not yet due and payable.
(2) Liens of the City of Merrill, if any.
(3) Mortgage executed by James B. Conroy and
Marjorie M. Conroy, husband and wife, in favor
of First Federal Savings & Loan Association of
Klamath Falls, Oregon, dated September 13, 1974,
recorded September 19, 1974, in Volume H-74,
Page 12404, Mortgage Records of Klamath County,
Oregon, in the face amount of \$6,400.00, which
grantees assume and agree to pay,

together with all tenements, hereditaments and appurtenances hereunto belonging or
appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantees, their
heirs and assigns forever. Said grantors do covenant to and
with said grantees, their heirs and assigns, that they are the owners
of said premises, being lawfully seized in fee simple thereof; that said premises are
free from all encumbrances, except as stated above;
and that they and their heirs and representatives will warrant and defend
the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$8,750.00.

IN WITNESS WHEREOF, We have hereunto set our hands this

19th day of September, 1974.

James B. Conroy
Marjorie M. Conroy

H. F. SMITH
Attorney at Law
528 Main Street
Klamath Falls, Oregon 97601

WITNESSES:
CLIVE W. McPHERSON
PEARL McPHERSON

CLIVE W. McPHERSON
PEARL McPHERSON

12407

STATE OF OREGON } ss. September 1974.
County of KLAMATH }

Personally appeared the above-named JAMES E. CONROY and MARJORIE M. CONROY, husband and wife,
known to me to be the identical persons described as grantors in the within Deed, and
acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Lucia Owens
NOTARY PUBLIC FOR OREGON
My commission expires 5-14-76

STATE OF OREGON } ss. 19
County of KLAMATH }

Personally appeared
who, being first duly sworn, did say that he the
of

and that the foregoing Deed was signed in behalf of said corporation by authority of its
Board of Directors; and he acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
My commission expires

Warranty Deed

From

To

Recording Data:

STATE OF OREGON, } ss.
County of Klamath }

Filed for record at request of:
Klamath County Title

on this 19 day of Sept A. D. 1974
at 4:07 o'clock P. M. and duly
recorded in Vol. M-74 of
Page 12406 deeds

WM. D. MILNE, County Clerk

By

Fee

4.00

Deputy

Return to: