

94934

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

Carl and Carol Jeffers (3,000) Three Thousand and no/100 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by W.C. and Edythe McGlothorn, 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 two acres of the following described tract. All that real property described as the East one-half of the Northwest quarter of the southwest quarter of the southwest quarter (E $\frac{1}{2}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$ ) of section twenty-five (25), Township twenty-four (24) south, Range eight (8) East of the Willamette Meridian.

Subject To:

Easements and conditions of record

An easement of fifteen (15) feet with the right of dedication for road purposes along the westerly boundaries of said property.

(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

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 \$  
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  $\circ$ , 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 13 day of November, 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)

Carl Jeffers

Carol Jeffers

STATE OF OREGON,

County of Lane

November 13, 1974

STATE OF OREGON, County of Lane

Personally appeared

Personally appeared the above named Carl and Carol Jeffers

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

Before me:

Notary Public for Oregon

My commission expires 10-30-76

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
W.C. McGlothorn  
4478 Cassade Dr  
Eugene Oregon 97402

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 18th day of NOVEMBER, 1974, at 3:00 o'clock P.M., and recorded in book M 74 on page 14819 or as file/reel number 94934. Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer  
By Hazel Drayton Deputy

FEE \$-2.00

RECEIVED NOV 15 1974  
STATE OF OREGON  
and acknowledged  
Dated  
My Commission  
Return to  
TITLE COMPANY  
TY DEED