

3431

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That KENNETH BOYD MC MAHAN and ALETA ELSIE MC MAHAN, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT E. LITTLEJOHN and SHARON K. LITTLEJOHN, 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 6 in Block 11 of SECOND ADDITION TO CYPRESS VILLA, Klamath County, Oregon.

Subject to reservations and restrictions of record; easements and rights of way of record and those apparent on the land; regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; and regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

(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 hereinabove 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 \$40,500.00.

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 93-920.)

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 August 4th day of August, 1975, 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)

STATE OF OREGON, } ss.
County of Klamath.
August 4, 1975.

Personally appeared the above named KENNETH BOYD MCMAHAN and ALETA ELSIE MCMAHAN,

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

Before me, Notary Public for Oregon, My commission expires 5-14-76.

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

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 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: Notary Public for Oregon
My commission expires: (OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
ROBERT E. LITTLEJOHN and SHARON K. LITTLEJOHN
5520 Sylvia, Klamath Falls, OR 97601

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of KIAMATH.
I certify that the within instrument was received for record on the 4th day of AUGUST, 1975, at 11:00 o'clock A.M., and recorded in book M. 75 on page 8965 or as file/reel number 3431, Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer
Deputy

FEE \$ 3.00