FORM No. 633—WARRANTY DEED (Individual or Corporate).

1-1-74

5325

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97204

WARRANTY DEED

11631

KNOW ALL MEN BY THESE PRESENTS, That DONALD E. McGHEHEY and GRACE G. McGHEHEY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PERRY L. WELKER and PAULETTA Z. WELKER, 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 14 of Block 2 LAWANDA HILLS, Tract No. 1002, according to the official plat thereof on file in the office of County Clerk of Klamath County, Oregon.

SUBJECT TO: Easement dated 1-18-26, recorded in Deed Volume 69 page 384 in favor of California Oregon Power Co.; Easement recorded 12-12-31 in Deed Volume 96 page 476 in favor of California Oregon Power Co.; Agreement dated 12-6-67 in Volume M67 page 9824, between McGheheys and Pacific Power & Light; reservations and restrictions as set forth in plat of LaWanda Hills, Tract No. 1002; Mortgage given by McGheheys to Central Oregon Porduction Credit Assn., dated 2-12-71 recorded in Volume M71 page 1405, Microfilm records all of Klamath County, Oregon.

(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 those above,

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 $ 4,450.00 . ⓞHowever, the actual consideration consists of or includes other property or value given or promised which is/ the whole of the consideration (indicate which).①(The sentence between the symbols ①, 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 8th day of September, 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)

Donald E. McGhehey

Grace G. McGhehey

STATE OF OREGON,

County of Klamath } ss.

Sept 1 1975 , 1975

Personally appeared the above named Donald E. McGhehey and Grace G. McGhehey

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

Before me:

(OFFICIAL SEAL)

[signature]

Notary Public for Oregon

My commission expires: June 20, 1979

STATE OF OREGON, County of............ } ss.

............, 19......,

Personally appeared .... 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First National Bank of Oregon
2809 South Sixth Street PO Box 238
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 25 day of Sept, 19 75, at 10;57 o'clock A M., and recorded in book M 75 on page 11631 or as file/reel number 5325, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm D Milne
Recording Officer

By *[signature]* Deputy

3.00