

7081

WARRANTY DEED

14187

THIS INDENTURE WITNESSETH, That PRESBYTERIAN INTERCOMMUNITY HOSPITAL, INC., an Oregon nonprofit corporation, and YOUNG MEN'S CHRISTIAN ASSOCIATION OF KLAMATH COUNTY, an Oregon corporation, hereinafter known as grantors, for the consideration hereinafter stated, have bargained and sold, and by these presents do grant, bargain, sell, and convey unto WILLIAM L. MCGAHAN and WILMA L. MCGAHAN, husband and wife, grantees, the following-described premises situated in Klamath County, Oregon, to-wit:

A parcel of land situate in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14, Township 39 South, Range 9 E., W.M., more particularly as follows: Beginning at a point which lies S. 89 deg. 46' E., 277.5 feet and S. 89 deg. 13'30" E., 392.4 feet and N. 0 deg. 16' E., 30.0 feet from the West one-quarter corner of said Section 14, said point also being the Southeast corner of Lot 16 SUMMERS HEIGHTS subdivision; thence continuing N. 0 deg. 16' E., along the East line of said SUMMERS HEIGHTS, a distance of 165.0 feet to the Southeast corner of Lot 18 of said SUMMERS HEIGHTS; thence S. 89 deg. 27' E. a distance of 92.0 feet, more or less, to the Easterly line of that certain parcel of land described in deed recorded in Volume 242, page 353, records of Klamath County, Oregon; thence S. 12 deg. 00' W., along said Easterly line, a distance of 168.59 feet, more or less, to the North right-of-way line of Selma Street; thence N. 89 deg. 13'30" W., along said right-of-way line, a distance of 56.38 feet to the point of beginning.

No building or structure of any kind whatsoever other than a permanent, single-family dwelling house shall be erected thereon. This restriction specifically excludes mobile or trailer homes.

No animals of any kind except household pets shall be kept or maintained on said property.

SUBJECT TO: Liens and assessments of Klamath Project and Klamath Irrigation District and regulations, easements, and water and irrigation rights in connection therewith; Rules, regulations, liens, assessments, contracts, rights-of-ways, easements, and any and all obligations created or imposed upon or affecting said premises by the Klamath Basin Improvement District, a corporation; Any unpaid charges or assessments of Klamath Basin Improvement District; Right-of-way for pole and wire line executed by Everett R. Dennis et ux to The California Oregon Power Company by instrument recorded May 15, 1945, in Volume 175, page 284, Deed Records of Klamath County, Oregon; Agreement recorded July 11, 1950, in Volume 240, page 150, Deed Records of Klamath County, Oregon; Right-of-way for Transmission line, including the terms and provisions thereof, recorded December 16, 1965, Deed Volume M-65, page 4724, Microfilm Records of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$2,200.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except as above set out; and that they will warrant and defend the same from all lawful claims whatsoever.

Done by order of the grantors' boards of directors, with their corporate seals attached, this 3rd day of December, 1970.

YOUNG MEN'S CHRISTIAN ASSOCIATION
OF KLAMATH COUNTY, an Oregon
corporation

PRESBYTERIAN INTERCOMMUNITY HOSPITAL, INC.
an Oregon nonprofit corporation

By Philip D. Rogers President

By Chas. A. Bailey President

By William L. McGahan Secretary

By Esther E. McGahan Secretary

GANDONG, GANDONG
& GORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

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75 NOV 12 AM 10 43

1 STATE OF OREGON)
2) ss.
3 County of Klamath)

December 30, 1970

3 Personally appeared CHARLES A. BAILEY and ESTON E. BALSIGER, who, being sworn,
4 each for himself and not one for the other, stated that the former is the
5 President and that the latter is the Secretary of PRESBYTERIAN INTERCOMMUNITY
6 HOSPITAL, INC., an Oregon nonprofit corporation, one of grantor corporations,
7 and that the seal affixed hereto is its seal and that this deed was voluntarily
8 signed and sealed in behalf of the said corporation by authority of its
9 board of directors. BEFORE ME:

Notary Public for Oregon
My commission expires: 6.4.1971

11 STATE OF OREGON)
12) ss.
13 County of Klamath)

December 30, 1970

13 Personally appeared PHIL PARSONS and MERLAND PHELPS, who, being sworn, each
14 for himself and not one for the other, stated that the former is the President
15 and that the latter is the Secretary of YOUNG MEN'S CHRISTIAN ASSOCIATION
16 OF KLAMATH COUNTY, an Oregon corporation, one of grantor corporations, and
17 that the seal affixed hereto is its seal and that this deed was voluntarily
18 signed and sealed in behalf of the said corporation by authority of its
19 board of directors. BEFORE ME:

Notary Public for Oregon
My commission expires: 10.25.74

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record XXXXXXXX

This 12th day of NOVEMBER 1975 at 10:45
A.M. DEEDS on Page 14137

FEE \$ 6.00

By Hazel Brazil

RET. TO
WM W MCGAHAN
4515 SELMA
K.F.O.R.E

TAKES TO ABOVE -
Page 2

DANONG, DANONG
& GORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.