

10059

WARRANTY DEED

Vol. 76 Page 1869

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 FRED G. BISHOP and ANNE M. BISHOP, 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 2 Block 1 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 Production 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 listed above

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 \$ 4,950.00

~~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 93.030.)

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 21st day of October, 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 or for a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

Do hereby certify that on this 21st day of October, 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: *Robert Campbell*  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 1-28-77

STATE OF OREGON, County of Klamath ) ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_, 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: \_\_\_\_\_

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 10th day of FEBRUARY, 1976, at 9:10 o'clock A.M., and recorded in book H 76 on page 1869 or as file/reel number 10059, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By *W. D. NINE* Recording Officer  
*W. D. NINE* Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
*First Federal S & L*  
*540 Main St*  
*City*  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
*same*  
NAME, ADDRESS, ZIP