

16920

WARRANTY DEED

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 RAY D. MINER and DIANA L. MINER, 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 in Block 5 of Tract No. 1002, LAWANDA HILLS, Klamath County, Oregon.

SUBJECT TO: Taxes, reservations, restrictions, rights of way of record and those apparent upon the land; Mortgage given by McGheheys to Central Oregon Production Credit Assn., dated 2-12-71 recorded in Volume M71, page 1405, Microfilms records all of Klamath County, Oregon; County Street Improvements #97, page 406, docketed 10-17-75.

(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 \$3,654.58. 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 9 day of July, 1976, 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

County of Klamath

June 9, 1976

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: *Margaret Lane*

(OFFICIAL SEAL) Notary Public for Oregon

My commission expires: July 14, 1978

STATE OF OREGON, County of Klamath

June 9, 1976

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  
P.O. Box 1234  
Klamath Falls, Ore. 97601*

NAME, ADDRESS, ZIP

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

*Ray D. Miner  
Klamath Falls, Ore. 97601*

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 29th day of JULY, 1976, at 10:53 o'clock A.M., and recorded in book M 76 on page 11555 or as file/reel number 16920, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *Hazel Dragic* Recording Officer Deputy

FEE \$ 3.00

76 JUL 29 AM 10 53

76 JUL 29 AM 10 53

WH  
OR

appur-  
tenances  
to collect  
real estate  
part of

RAN