

38-10964

18516

WARRANTY DEED

Vol 76

13780

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 ROBERT C. LOCKE and CHRIS B. LOCKE, 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 5 in Block 1 of Tract No. 1002, LAWANDA HILLS, Klamath County, Oregon

SUBJECT TO: Taxes, reservations, restrictions, rights of way or 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 \$ 6,250.00.
 (However, if the actual consideration is less than the stated consideration, the grantor shall indicate which part of the consideration is the actual consideration.) (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 27th day of August, 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) ss.
August, 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.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: JUNE 26, 1977

STATE OF OREGON, County of) ss.
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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Security
222 S. 6th

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 2nd day of SEPTEMBER, 1976, at 3:54 o'clock P.M., and recorded in book M 76 on page 13783 or as file/reel number 18516, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. HILNE

By Hazel L. Hargis Deputy
Recording Officer

FEE \$ 3.00