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KNOW ALL MEN BY THESE PRESENTS, That **McAULIFFE RANCHES, INC.,**

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a corporation duly organized and existing under the laws of the State of **Oregon**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **W. A. McWHERTER and GRACE A. McWHERTER, husband and wife,**

hereinafter called 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:

Lots 2, 5 and 6 in Block 3 and the North 10 feet of Lots 3 and 4 in Block 3, Fort Klamath, Oregon.

Subject to: Easements and rights of way of record or apparent on the land, if any; and to real property taxes for fiscal year commencing July 1, 1973, which are now a lien but not yet payable.

(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 as above stated,

and that grantor will warrant and forever defend the above granted 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 \$6,500.00.

However, the actual consideration consists of or includes other property of value given or promised which is part of the consideration (indicate which) the whole

In construing this deed and where the context so requires, the singular includes the plural.

Done by order of the grantor's board of directors, with its corporate seal affixed, on September 24, 1973.

OFFICIAL SEAL
IVY Y. SNIDER
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SHASTA COUNTY
My Commission Expires January 14, 1976

McAuliffe Ranches, Inc.

By *John McAuliffe* President
By *J. P. McAuliffe, Jr.* Secretary

California Shasta
STATE OF OREGON, County of Klamath

Personally appeared *John McAuliffe* and *J. P. McAuliffe, Jr.*) ss: Oct. 25, 1973

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 **McAuliffe Ranches, Inc.**, 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.

OFFICIAL SEAL
IVY Y. SNIDER
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SHASTA COUNTY
My Commission Expires January 14, 1976

Before me: *Aug 4 Snider*
Notary Public for ~~Oregon~~ California
My commission expires: 1-16-76

NOTE—The sentence between the symbols *if not applicable, should be deleted.* See ORS 93.030.

WARRANTY DEED CORPORATION

TO
Kaper + Ret -
W. A. McWhorter
AFTER RECORDING RETURN TO
1016 MICHIGAN AVE
BEAUMONT, CA 92223

(DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON

County of **KLAMATH** } ss.

I certify that the within instrument was received for record on the 3rd day of SEPTEMBER, 1976,

at 3:41 o'clock P. M. and recorded in book M. 76 on page 13861 or as filing fee number 18567, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WN. D. MTINE

COUNTY CLERK

Title

By *Heidi Wagoner* Deputy

FEE \$ 3.00

76 SEP 3 PM 3 41

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ish 300