

18569

WARRANTY DEED

Vol. 76 Page 13863

KNOW ALL MEN BY THESE PRESENTS, That THOMAS F. McGARRY, also appearing as Thomas Fred McGarry, and LOUISE M. McGARRY, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

TIMOTHY B. DEARING, 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 11 in Block 215, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS

SUBJECT TO: Covenants, conditions, plat restrictions, rights, rights of way, reservations, and easements now of record, TRUST DEED between Thomas Fred McGarry and Louise M. McGarry, husband and wife, and Amfac Mortgage Corporation, an Oregon corporation, recorded March 29, 1976 in Book M-76, Page 4370, which the grantee herein agrees to assume and pay according to the terms and conditions therein,

(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 set forth 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 \$ 16,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 27 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)

Thomas F. McGarry  
Thomas F. McGarry

Louise M. McGarry  
Louise M. McGarry

STATE OF OREGON, )  
County of Klamath ) ss.  
August 27, 1976

STATE OF OREGON, County of ) ss.  
19  
Personally appeared ) and

Personally appeared the above named Thomas F. McGarry, also known as Thomas Fred McGarry, and Louise M. McGarry

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

and acknowledged the foregoing instrument to be their voluntary act and deed.

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: 6-13-80

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:

Timothy B. Dearing  
2219 Radcliff  
Klamath Falls, Or 97601  
NAME, ADDRESS, ZIP

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

2219 Radcliff  
K Falls  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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 13863 or as file/reel number 18569, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel [Signature] Recording Officer Deputy

FEE \$ 3.00