

19302

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That MICHAEL JAMES O'CONNOR and JENNIE JEAN O'CONNOR, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LAWRENCE G. MARSHALL and MARY C. MARSHALL, 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 13 in Block 17 of HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1976-'77, a lien not yet due and 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 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 \$30,000.00. 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 14th day of September, 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)

Jennie Jean O'Connor
Michael James O'Connor

STATE OF OREGON

County of Yamhill } ss.
September 20, 1976

Personally appeared the above named

Michael James O'Connor and
Jennie Jean O'Connor

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

Before me: *Henry A. Carter*
(OFFICIAL SEAL)
Notary Public for Oregon

My commission expires: 7-25-80

STATE OF OREGON, County of _____) ss.

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)

Michael James O'Connor
615 West Third Court
McMinnville, Oregon 97128

GRANTOR'S NAME AND ADDRESS

Lawrence G. Marshall
1335 Pacific Terrace
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE FFS & L - main

NAME, ADDRESS, ZIP

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

GRANTEE FFS & L - main

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
22nd day of September, 1976,
at 12:46 o'clock P. M., and recorded
in book M76 on page 14848 or as
file/reel number 19302.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne, County Clerk
Recording Officer

By *Deputy* Deputy

fee \$3.00

Deputy