

MTC 1071-2972

FORM No. 633—WARRANTY DEED (Individual or Corporate)

1-1-74

27031

WARRANTY DEED

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4794

KNOW ALL MEN BY THESE PRESENTS, That TIMOTHY ROBERT MEEKS and KAYLA RAE MEEKS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DANNY P. McGinnis and DEBBI J. McGINNIS, 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 6, Block 1, FERNDAL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

(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 25 foot building setback from Bartlett Ave.; Utility easement along rear 16 feet of lot; Reservations in plat dedication

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 \$ 37,900.00

the whole consideration (Indicate which of the above is the consideration paid for the transfer, stated in terms of dollars, is \$ 37,900.00)

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 18 day of March, 1977; 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)

Timothy Robert Meeks
TIMOTHY ROBERT MEEKS

Kayla Rae Meeks
KAYLA RAE MEEKS

STATE OF OREGON, WASH
County of Spokane } ss.
March 18, 1977

STATE OF OREGON, County of _____, ss.
19____

Personally appeared _____ and _____

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, president and that the latter is the _____ secretary of _____

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.

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Before me: Judette W. Lowner
Notary Public for Oregon WASH
My commission expires: Nov 1, 1979

Timothy Robert Meeks
Kayla Rae Meeks

GRANTOR'S NAME AND ADDRESS

Danny P. McGinnis
Debbi J. McGinnis

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. & Mrs. Danny P. McGinnis
5521 Bartlett
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Dept. of Veterans' Affairs
1225 Ferry Street SE
Salem, OR 97310 Loan No. M-62373
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

County of KLAMATH

I certify that the within instrument was received for record on the 22nd day of MARCH, 1977, at 2:47 o'clock P.M., and recorded in book N. 77 on page 4794 or as file/reel number 27031

Record of Deeds of said county.
Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer
By Harold Drazic Deputy

FEE \$ 3.00