

38158

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ROBERT G. NAU, JR. and SHARON K. NAU, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ORVAL MCFADYEN and GERTRUDE MCFADYEN, husband and wife

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 8 in Block 4 of SECOND ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the following: Beginning at the Southwest corner of said Lot 8; thence North 134.37 feet to the Northwest corner of said Lot 8; thence South 04° 40' 55" East 134.76 feet to the South line of said Lot 8, also being the Northerly right of way line of Shasta Way; thence South 89° 42' 00" West 11.00 feet to the point of beginning.

SUBJECT TO:

1. Regulations of South Suburban Sanitary District.
2. An 8 foot utility easement along the rear of lot as shown on dedicated plat.
3. Restrictions and easements contained in plat dedication.
4. Right of Way, recorded April 5, 1940 in Volume 128, page 267, and June 8, 1956 in Volume 284, page 22, all Deed Records 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 Except those as set forth above and those apparent upon the land

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 \$9,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 31st day of October, 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)

STATE OF OREGON, } ss.
County of Klamath
October 31, 1977

Personally appeared the above named
Robert G. Nau, Jr. and Sharon K. Nau

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

(OFFICIAL SEAL)

Before me,
Sharon K. Nau
Notary Public for Oregon
My commission expires: 8-23-81

STATE OF OREGON, County of _____, ss.
Personally appeared _____, 19____, 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:

Orval and Gertrude McFadyen
1607 Kimberly Dr.
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

same as above

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 31st day of OCTOBER, 1977, at 12:45 o'clock P. M., and recorded in book M77 on page 20823 or as file/reel number 38158, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel Draz Recording Officer
Deputy

FEE \$ 3.00