

1-1-74

41841

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LILLY MARCHETTI, widow of LORENZO

MARCHETTI hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EARL E. MCGAUGHEY and VIRGINIA R. MCGAUGHEY, 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 11 in Block 54 SECOND ADDITION TO HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, KLAMATH COUNTY, OREGON, at and for the price of \$7,000 payable as follows, to-wit:

\$3,000 upon the execution of this agreement the receipt of which is hereby acknowledged; the balance of \$4,000 without interest in monthly payments of not less than \$100 a month; first payment to be due September 15, 1974 and the like payment on the 15 day of each and every month thereafter until the full amount of principle shall have been paid. It is hereby provided that the purchaser shall have the right to pay any additional sums, including the full amount of the balance, at any time and without penalty therefore.

(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

NONE

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 \$ 7,000

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 30th day of July, 1974; 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)

LILLY MARCHETTI

STATE OF OREGON, } ss.
County of Klamath
July 30, 1974

Personally appeared the above named

LILLY MARCHETTI

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

Before me:

OFFICIAL SEAL

Notary Public for Oregon

My commission expires 9/1/76

STATE OF OREGON, County of) ss.
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Personally appeared

and

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:

OFFICIAL SEAL

Notary Public for Oregon

My commission expires:

LILLY MARCHETTI
320 Michigan
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

EARL and VIRGINIA MCGAUGHEY
4341 Arthur
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Virginia M. Gaughey
129 N. Wendling St.
Klamath Falls, Or 97601
NAME, ADDRESS, ZIP

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

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 17th day of January, 1978, at 11:36 o'clock A.M., and recorded in book M78 on page 1020 or as file/reel number 41841, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By Bernetha J. Ketch Deputy

Fee \$3.00