

1-174

46228

WARRANTY DEED

Vol. M78 Page 7129

7129



KNOW ALL MEN BY THESE PRESENTS, That HENRY J. ELISALDA and GLENDA G. ELISALDA, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MAGGIE McCONAUGHY, 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:

A parcel of land lying in the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at a point on the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, which is North 0° 35' West 966.2 feet from the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence North 0° 35' West along said West line a distance of 75 feet; thence North 89° 25' East 135 feet; thence South 0° 35' East 75 feet; thence South 89° 25' West 135 feet to the point of beginning.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Rules, regulations and statutory powers, of Enterprise Irrigation District.
3. Rules, regulations and statutory powers, of South Suburban Sanitary District.
4. Trust Deed, in favor of Equitable Savings and Loan Association, recorded June 9, 1975 in Volume M75, page 6411, which grantee herein agrees to assume and pay according to the terms and conditions as contained 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 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 \$ 19,500.00. 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 ①, 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 10th day of April, 1978; 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)

Henry J. Elisalda
Glenda G. Elisalda

STATE OF OREGON,) ss.
County of Klamath)
April 10, 1978

Personally appeared the above named Henry J. Elisalda and Glenda G. Elisalda

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

Before me, Deborah Lynn Blum
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 6-16-81

STATE OF OREGON, County of) ss.
April 10, 1978

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: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Maggie McCormaughy
19417 Welby Way
Redeas, CA 91335

NAME, ADDRESS, ZIP

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

Equitable Savings and Loan Association
1300 S. W. 6th Avenue
Portland, OR 97201

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath)

I certify that the within instrument was received for record on the 13th day of April, 1978, at 12:30 o'clock AM., and recorded in book M78 on page 7129 or as file/reel number 46228, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
Recording Officer
By Deborah Lynn Blum Deputy

Fee \$3.00

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