

50259

WARRANTY DEED

Vol. 78 Page 13023

KNOW ALL MEN BY THESE PRESENTS, That SCOTT A. MCGINNIS and CINDY L. MCGINNIS, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RALPH T. GROOVER, 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 23, Block 10, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the county of Klamath, State of Oregon.

Reservations, restrictions and rights-of-way of record or apparent on the face of the land, and regulations, including levies, liens and utility assessments of the City of Klamath Falls,

(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 NOTED ABOVE

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 \$47,500.00.  
However, the actual consideration consists of or includes other property or value given or promised when 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 17th day of June, 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)

Scott A. McGinnis  
Cindy L. McGinnis

STATE OF OREGON,

County of Oregon

File 17

1978

Personally appeared the above named  
Scott A. McGinnis and Cindy L. McGinnis,

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/19/78

STATE OF OREGON, County of

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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

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)

McGinnis

GRANTOR'S NAME AND ADDRESS

Groover

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Ralph T. Groover

5379 Glenwood Drive  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all our communications shall be sent to the following address:

Dept. of Veteran's Affairs

1225 Perry St. S. E.  
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 19th day of June, 1978, at 2:55 o'clock P.M., and recorded in book M78 on page 13023 or as file/real number 50259, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
By Linda H. Helch Recording Officer  
Deputy

Fee \$3.00