

1-1-74

51846

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LOUIS JAMES McKENNIE and LILLIAN A. McKENNIE, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS A. DYER and ELIZABETH DYER, as tenants by the entirety, 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:

The Northeasterly 16 feet of Lot 8, and all of Lot 9 in Block 6 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with the portion of vacated Rose Street shown in Ordinance of City of Klamath Falls, Oregon, recorded in Book 88 at page 521 of Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed to City of Klamath Falls for street purposes as described in deed recorded in Book 79 at page 128 of 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, easements or restrictions of record, common to the area or apparent on the face of 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 \$ 48,000.00. However, the actual consideration consists of and includes other property or value given or promised which is the whole or part of the consideration for the transfer, if the sentence between the symbols, if not applicable, should be deleted. (See ORS 99.030.)

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 individuals.

In Witness Whereof, the grantor has executed this instrument this 17 day of July, 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)

Louis James McKennie

Lillian A. McKennie

STATE OF OREGON, )  
County of Klamath ) ss.  
July 17, 1978

STATE OF OREGON, County of ) ss.  
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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

Personally appeared the above named Louis James and Lillian A. McKennie

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

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.

(OFFICIAL SEAL)

James D. Bachu  
Notary Public for Oregon  
My commission expires: 10-25-78

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Louis James and Lillian A. McKennie

821 Mt. Whitney  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

Thomas A. Dyer and Elizabeth Dyer  
1522 E. Silver Street  
Tucson, Arizona 85719  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal  
540 Main  
City  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Thomas A. and Elizabeth Dyer  
NAME, ADDRESS, ZIP

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record on the 18th day of July, 1978, at 10:45 o'clock A.M., and recorded in book M78 on page 15420 or as file/reel number 51846, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer  
By: [Signature] Deputy

Fee \$3.00

SPACE RESERVED  
FOR  
RECORDER'S USE