

54931

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That JIM L. McCLUNG

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD F. BOGATAY, 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:

An undivided 1/4 interest in the following: Lot 3, Block 14, ORIGINAL TOWN OF KLAMATH FALLS (LINNVILLE), according to the official plat there- EXCEPTING THEREFROM the Northwesterly 8 feet thereof, as conveyed to the City of Klamath Falls, by deed recorded February 11, 1925 in Volume 65, page 307, Records of Klamath County, Oregon.

SUBJECT TO:

- 1. Taxes for the fiscal year 1978-1979, a lien, but not yet due and payable.
- 2. Sewer and water use charges, if any, due to the City of Klamath Falls.

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 hereinabove set forth.

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 for and for this transfer, stated in terms of dollars, is \$ 25,000.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be applied to make the provisions hereof apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 9 day of September, 1978; all a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by

*Jim L. McClung*

STATE OF OREGON, County of Klamath } ss. 9-11 1978

Personally appeared the above named JIM L. McCLUNG and acknowledged the foregoing as his voluntary act and deed.

STATE OF OREGON, County of \_\_\_\_\_ ) ss. Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, each the 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.

(OFFICIAL SEAL)

Notary Public for Oregon My commission expires: \_\_\_\_\_

Notary Public for Oregon My commission expires: 11-3-80

Mr. Jim McClung 5200 Barry Klamath Falls, OR 97601 GRANTOR'S NAME AND ADDRESS

Mr. Richard F. Bogatay 621 Loma Linda Drive Klamath Falls, OR 97601 GRANTEE'S NAME AND ADDRESS

Mr. Richard F. Bogatay 621 Loma Linda Drive Klamath Falls, OR 97601 NAME, ADDRESS, ZIP

Mr. Richard F. Bogatay 621 Loma Linda Drive Klamath Falls, OR 97601 NAME, ADDRESS, ZIP

STATE OF OREGON, County of \_\_\_\_\_ ) ss. I certify that the within instrument was received for record on the day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/serial number \_\_\_\_\_

Records of Deeds of said county. Witness my hand and seal of County aforesaid.

By \_\_\_\_\_ Recording Officer Deputy

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3. Any unrecorded leases, including the terms and provisions thereof, as evidenced by Assignment recorded October 31, 1963 in Volume 349, page 81, Deed Records of Klamath County, Oregon.
4. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.  
 Dated: September 21, 1977  
 Recorded: September 21, 1977  
 Volume: M77, page 17054, Microfilm Records of Klamath County, Oregon  
 Amount: \$65,000.00  
 Mortgagor: Jim L. McClung, Keith E. McClung, Richard F. Bogatay and Robert J. Bogatay  
 Mortgagee: Western Bank, an Oregon banking corporation, which mortgage Grantee assumes and agrees to pay.

ALSO: Reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

STATE OF OREGON, COUNTY OF KLAMATH; ss.  
 I, \_\_\_\_\_, Clerk of said County, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of said County.

Witness my hand and seal of office at \_\_\_\_\_  
 the 14th day of September, 1978, at \_\_\_\_\_ o'clock A.M., in  
 the County of \_\_\_\_\_, State of Oregon.  
 My record in Vol. M78 of Deeds on Page 20284

Wm D. MILNE, County Clerk  
*[Signature]*  
 Fee \$6.00

