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55366 K-31043

KNOW ALL MEN BY THESE PRESENTS, That JAMES B. O'GRADY and ROSALIA F. O'GRADY, his wife, hereinafter called the grantor, in consideration of TEN DOLLARS ($10.00) Dollars, to grantor paid by WESTON THORSEN and THELMA H. THORSEN, his 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 NO. 7 BLOCK 1 EVERGREEN ACRES, KLAMATH COUNTY, OREGON, according to the Plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

To Have and to Hold the above described and granted premises 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

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In construing this deed and where the contract so requires, the singular includes the plural.

WITNESS grantor's hand this 10th day of March, 1969.

James B. O'Grady
JAMES B. O'GRADY

Rosalia F. O'Grady
ROSALIA F. O'GRADY

CALIFORNIA
STATE OF OREGON, County of San Mateo, March 10th, 1969

Personally appeared the above named JAMES B. O'GRADY and ROSALIA F. O'GRADY, his wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: L. R. Goodman
Notary Public for KIOWA California
My commission expires July 20, 1970

L. R. GOODMAN
NOTARY PUBLIC — CALIFORNIA
PRINCIPAL OFFICE IN
SAN MATEO COUNTY
My Commission Expires July 20, 1970

(Official Seal)

WARRANTY DEED

WESTON THORSEN
Route 1, Box 2342
West Klamath Falls
Oregon 97601

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 21st day of September, 1978, at 3:24 o'clock P.M., and recorded in book M78 on page 20944 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne
County Clerk—Recorder.

By Dorothea D. Hatch
Deputy.

Fee $3.00

WESTON THORSEN
Route 1, Box 2342
West Klamath Falls
Oregon 97601