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55366 K-31043

KNOW ALL BY THESE PRESENTS, that JAMES B. O'GRADY and ROSALIA F. O'GRADY, his wife, hereinafter called the grantor, for the consideration of TEN DOLLARS ($10.00) Dollars, to grantor paid by WESTON THORSEN and TERESA 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. 107 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.

And grantor hereby covenants that he is lawfully seized in fee simple of the above granted premises, free from all encumbrances except [illegible] and that grantor will warrant and defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In witness whereof, the grantor has executed this instrument; if a corporate grantor, it has caused its name to be signed by its officers and its seal affixed by order of its board of directors; if grantor is a corporation, the singular includes the plural.

Witness grantor's hand this 10th day of March, 19 69.

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

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

STATE OF CALIFORNIA, County of San Diego } ss. March 10th, 19 69

Personally appeared the within 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: E. R. Goodman
Notary Public for La Mesa, California
My commission expires July 20, 1970

(Official Seal)

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

WARRANTY DEED

WESTON THORSEN
Route 1, Box 2111
West Klamath Falls
Oregon 97601

After recording return to:

WESTON THORSEN
Route 1, Box 2111
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, 1970, at 3:24 o'clock P.M., and recorded in book M70 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 Pickett, Deputy

Fee $3.00