

1967 56172

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KNOW ALL MEN BY THESE PRESENTS, That JAMES B. O'GRADY and ROSALIA F. O'GRADY, his wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WESTON THORSEN and THELMA E. 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. 4, Block 2, EVERGREEN ACRES, Klamath County, Oregon, according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

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, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$10.00.

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).⁰

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

WITNESS grantor's hand this 17th day of September, 1968.

JAMES B. O'GRADY

ROSALIA F. O'GRADY

California

STATE OF OREGON, County of San Mateo) ss.

September 17, 1968

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.

WENDY A. REDFORD
NOTARY PUBLIC — CALIFORNIA
PRINCIPAL OFFICE IN
SAN MATEO COUNTY

Before me:

Wendy A. Redford
Notary Public for Oregon California

My commission expires January 10, 1971

NOTE—The sentence between the symbols ⁰ should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Taped to Truman O
and Betty Bates
2438 California Ave
Klamath Falls, Or

AFTER RECORDING RETURN TO

WESTON THORSEN
Route 3, Box 234J
West Klamath Falls
Oregon 97601

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 5th day of October, 1978, at 9:51 o'clock A.M., and recorded in book M78 on page 22197. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title.

By Bernetha Ketch Deputy.

Fee \$3.00

1978 OCT 5 AM 9 51