

56176

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 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. 12 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 context 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

(ORS 93.490) CALIFORNIA

STATE OF ~~OREGON~~, County of San Mateo ss. 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.



I. R. GOODMAN  
NOTARY PUBLIC - CALIFORNIA  
PRINCIPAL OFFICE IN  
SAN MATEO COUNTY

My Commission Expires July 20, 1970

Before me:

[Signature]  
Notary Public for ~~OREGON~~ California  
My commission expires July 20, 1970

## WARRANTY DEED

WESTON THORSEN  
Route 3, Box 234.1  
West Klamath Falls  
Oregon 97601

AFTER RECORDING RETURN TO

WESTON THORSEN  
Route 3, Box 234.1  
West Klamath Falls  
Oregon 97601

(DON'T USE THIS  
SPACE) RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-  
ment was received for record on the  
5th day of October, 1969  
at 9:51 o'clock A.M., and recorded  
in book M78 on page 22201  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Wm. D. Milne

[Signature]  
County Clerk-Recorder  
Fee \$3.00 Deputy

70 OCT 5 AM 9 51