

59542

MT 7106-L  
WARRANTY DEED

Vol. M78 Page 27691

KNOW ALL MEN BY THESE PRESENTS, That Carl F. Pauly and Dona J. Pauly,  
Husband and Wifehereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gary R. McKenzie  
and Denise L. McKenzie, Husband and 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:Lot 12, Block 1, JUNIPER ACRES, according to the official plat thereof, on file  
in the office of the County Clerk of Klamath County, Oregon.SUBJECT TO: A 20 foot building setback from street, as shown on dedicated plat.  
An 8 foot utility easement along side and rear of lots as shown on  
dedicated plat.

Restrictions as contained in plat dedication

The interest of Weyerhaeuser Timber Company in Railway right of way over  
Tribal Land in Section 34, Township 35 South, Range 10 East of the Willamette Meridian,  
Which right of way is not of record but disclosed by instrument recorded March 7, 1949  
in Volume 229, page 217, Deed Records of Klamath County, Oregon.Right of way for electric and transmission equipment and incidentals as  
conveyed to Pacific Power and Light Company, a Maine corporation, by instrument recorded  
August 10, 1965 in Volume M65, page 739, Microfilm Records of Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 as  
stated above, or those apparent upon the land, if any, as of the date of this deed.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 paid for this transfer, stated in terms of dollars, is \$ 4,200.00  
However, the actual consideration consists of or includes other property or value given or promised which is  
the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)In construing this deed and where the context so requires, the singular includes the plural and all grammatical  
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.In Witness Whereof, the grantor has executed this instrument this 8 day of December, 1978;  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
order of its board of directors.(If executed by a corporation,  
affix corporate seal)Carl F. Pauly  
Carl F. PaulyDona J. Pauly  
Dona J. PaulySTATE OF OREGON, County of Klamath ) ss.  
December 8, 1978Personally appeared \_\_\_\_\_ and  
each for 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 be-  
half of said corporation by authority of its board of directors; and each of  
them acknowledged said instrument to be its voluntary act and deed.  
Before me:(OFFICIAL  
SEAL)Before me: *Indra Steller*

Notary Public for Oregon

My commission expires: July 15, 1981

Notary Public for Oregon

My commission expires:

(OFFICIAL  
SEAL)

Carl F. Pauly and Dona J. Pauly

GRANTOR'S NAME AND ADDRESS

Gary R. McKenzie and Denise L. McKenzie

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Gary R. and Denise L. McKenzie  
2504 Garden Street  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
State Department of Veterans Affairs1225 Ferry Street S. E.  
Salem, Oregon

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
8th day of December, 1978,  
at 3:31 o'clock P.M., and recorded  
in book M-78 on page 27691 or as  
file/reel number 59542

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Wm. D. Milne

By *Jacqueline R. Mett* Recording Officer  
Deputy

Fee \$3.00