

59940

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That BOBBY RALPH McCLELLAN, as trustee under that Declaration of Trust entitled McClellan Family Trust hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

MANUELA T. YATES,

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:

As to a one-half undivided interest in the following:

Lots 6 and 7, Block 3, SOUTH CHILOQUIN ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT, however, to the following:

1. Reservations as contained in Deed recorded in Volume 292, page 96, Records of Klamath County, Oregon, as follows:

"Subject to Sewer Easement to City of Chiloquin, Oregon."

2. Reservations and restrictions as contained in Correction Deed recorded in Volume 350, page 342, Records of Klamath County, Oregon, as follows:

"Reserving a right of way for the Cities sewer lines as presently constructed on said premises. . . with the right to enter upon said premises for the purpose of maintaining, repairing or replacing said sewer line."

(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 noted of record as of the date of this deed, and those apparent upon the land, if any, as of the date of this deed.

and that

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 \$ 3,100.00.
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols ①, 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 15th day of November, 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)

Bobby Ralph McClellan
 Bobby Ralph McClellan
 as trustee under that Declaration of Trust
 entitled McClellan Family Trust

STATE OF OREGON }
 County of KLAMATH } ss.
NOVEMBER 15, 1978

STATE OF OREGON, County of _____) ss.
 _____, 19____

Personally appeared _____ and

_____ who, being duly sworn, 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 _____

Personally appeared the above named _____

Bobby Ralph McClellan

_____ and acknowledged the foregoing instrument to be _____ his _____ voluntary act and deed.

_____ a corporation, 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 behalf 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 Sharon Allen
SHARON ALLEN
 Notary Public for Oregon
 My commission expires: 10-5-82

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Bobby Ralph McClellan
952 Chippendale
Glendora, CA 91740

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Harvey & Manuela Yates
4117 Tennyson St.
San Diego, CA 92107

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Harvey & Manuela Yates
4117 Tennyson St.
San Diego, CA 92107

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Mr. and Mrs. Harvey and Manuela Yates
4117 Tennyson St.
San Diego, CA 92107

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 19th day of December, 1978, at 2:30 o'clock P. M., and recorded in book M-78 on page 28324 or as file/roll number 59940, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
 Recording Officer
 By Jaqueline J. Milne Deputy

Fee \$3.00

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