

KNOW ALL MEN BY THESE PRESENTS, That Randall Ray McNair

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by See Exhibit A

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:

"See legal description as it appears on the reverse of this deed."

SUBJECT TO: Water and Sewer use charges, if any, due to the City of Klamath Falls.

(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 \$ 25,000.00. 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 30 day of January, 1979, 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.

Randall Ray McNair
Randall Ray McNair

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
January 30, 1979

STATE OF OREGON, County of) ss.
1979

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 _____

_____ 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:

and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires: _____

Notary Public for Oregon
My commission expires: _____

Randall Ray McNair

GRANTOR'S NAME AND ADDRESS

as below

GRANTEE'S NAME AND ADDRESS

After recording return to:

olla T. and Krista K. Callaghan
3936 Austin Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

as Above

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 1979,

at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

PARCEL 1

Lot 1 in Block 6 of FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM that portion of Lot 1 described as follows:

Beginning at the most Northerly corner of Lot 1, Block 6, FIRST ADDITION to Klamath Falls; thence Southwesterly along the Southeasterly line of Doty Street three feet, more or less to a point three feet South of the Northeasterly line extended of said Lot 1, when measured at right angles thereto; thence Southeasterly parallel to the Northerly line of Lot 1, extended to the Southeasterly line of Lot 1, Block 1, Shives Addition; thence Northerly to the Northeasterly line extended of Lot 1, Block 6, FIRST ADDITION; thence Northwesterly along the Northerly line of said Lot 1, to the point of beginning.

PARCEL 2

Lot 2 in Block 6 of FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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SEE EXHIBIT "A"

2516

Thomas J. Callaghan and Virginia Callaghan, tenants by the entirety, as to an undivided one-quarter interest and Kristi K. Callaghan and Rolla T. Callaghan, tenants in common, as to an undivided three-quarters interest.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 31st day of January A. D. 19 79 at 8:45 clock A M., and

fully recorded in Vol. 479, of Deeds on Page 2514

Wm. D. MILNE, County Clerk

By Bernetha A. Hetsche

Fee \$9.00