

KNOW ALL MEN BY THESE PRESENTS, That Thomas F. Mc Garry and Louise M. Mc Garry, Husband and Wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Daniel J. St Germain and Pamela G. St. Germain, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The South 20 feet of the West 57 feet of Lot 81 and the West 57 feet of Lot 82, CASITAS, according to the official plat thereof on file in the office of the County Clerk 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 on the reverse of this deed. or those apparent upon the land, if any, as of the te 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 \$ 19,995.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 22 day of February, 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.

(If executed by a corporation, affix corporate seal)

Thomas F. McGarry
Thomas F. McGarry

Louise M. McGarry
Louise M. McGarry

STATE OF OREGON, }
County of Klamath } ss.
February 22, 1979.

STATE OF OREGON, County of) ss.
February 22, 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 _____

Personally appeared the above named Thomas F. McGarry and Louise M. McGarry

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

Before me, _____

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: _____
My Commission Expires July 13, 1981

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Thomas F. McGarry and Louise M. McGarry

GRANTOR'S NAME AND ADDRESS

Daniel J. St. Germain and Pamela G. St. Germain

GRANTEE'S NAME AND ADDRESS

After recording return to:
Daniel J. St Germain and Pamela G. St. Germain
3114 Brooklyn
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 Affairs
1225 Ferry Street S. E.
Salem, Oregon

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, 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.

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

79 FEB 23 AM 8 42

SUBJECT TO:

4061

The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Klamath Irrigation District.

The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

Reservations and restrictions, including the terms and provisions thereof contained in Deed from R. E. Wright and Alice V. Wright, his wife to Edith R. LaFontaine, an unmarried woman, dated August 3, 1951, recorded August 7, 1951 in Volume 249, page 31, Deed Records of Klamath County, Oregon, to wit:

"....reserving unto the grantors, their heirs and assigns, as owners of the other lots in said CASITAS, the perpetual right and easement to construct, operate and maintain drainage and/or irrigation ditches along and across said real property for the benefit of such other lots."

Irrigation laterals and drains as shown on the plat of CASITAS.

Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home and any interest or liens disclosed thereby.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

on 23rd day of February A.D. 1979 at 8:42 o'clock A.M. or

fully recorded in Vol. M79, of Deeds on Page 4060

Wm D. MILME, County Clerk

By Remond H. Hetch

Fee \$6.00