

64054

WARRANTY DEED

Vol. M79 Page 5904KNOW ALL MEN BY THESE PRESENTS, That Margaret McCaw, a single woman

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Margaret Leydig formerly by marriage Margaret McCaw and Edward Leydig, 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:

Lot 16 in Block 1 of Country Green, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

A trust deed dated October 29, 1975, wherein Margaret McCaw, a single woman is grantor and William Ganong, Jr. is trustee with First Federal Savings and Loan Association of Klamath Falls, Oregon as beneficiary.

(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 those noted above and those apparent on the land, if any,

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 \$ 10.00. 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 15 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)

Margaret Leydig Margaret Leydig

STATE OF OREGON, )  
County of Klamath ) ss.  
December 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 Margaret Leydig and acknowledged the foregoing instrument to be her 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.

(OFFICIAL SEAL)

Before me:  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Before me:  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

Margaret McCaw  
7216 Boyd Court  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

Margaret and Edward Leydig  
7216 Boyd Court  
Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Margaret and Edward Leydig  
7216 Boyd Court  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

Margaret and Edward Leydig  
7216 Boyd Court  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON, )  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 15 day of March, 1979, at 1:50 o'clock P.M., and recorded in book M79 on page 5904 or as file/reel number 64054, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer  
By Bernice S. Litch Deputy

Fee \$3.00

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