

EA 2801

FORM No. 632—WARRANTY DEED (Individual or Corporate)

1-1-74

66215

WARRANTY DEED

Vol. 79 Page 9411

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KNOW ALL MEN BY THESE PRESENTS, That DONALD E. MCGHEHEY and GRACE G. MCGHEHEY, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MERLE A. CLARK, 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:

Tract 1002
Lot 12, Block 1, LAWANDA HILLS, as recorded in the office of the Clerk of Klamath County, Oregon.

SUBJECT TO: Taxes, reservations, restrictions, rights of way of record and those apparent upon the land; County Street Improvements #97, page 406, docketed 10-17-75 all of record in 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 none except those listed above

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 \$2,450.00

However, the actual consideration consists of or includes other property or value given or promised which is 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 13 day of December, 1976; 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)

STATE OF OREGON,

County of Harney Klamath ss.
December 13, 1976

Personally appeared the above named Donald E. McGhehey and Grace G. McGhehey

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

Before me: Betty Crank

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-18-80

STATE OF OREGON, County of ss.
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Personally 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 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Merle Clark
470 N. 1st St.
City

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 25th day of April, 1979, at 3:20 o'clock P.M., and recorded in book M79 on page 9411 or as file/reel number 66215

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By [Signature] Deputy

Fee \$3.00