

31825

1-1-74

66755

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Donald G. Brown and Penny R. Brown, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Calvin L. McNary, Jr. and Juli S. McNary, 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:

That portion of the SE 1/4 SW 1/4 of Section 7, Township 40 South, Range 10 East of the Willamette Meridian, lying Southwesterly of the Southwesterly line of Southern Pacific right of way

(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 SUBJECT TO Contracts and/or lien for irrigation and/or drainage, and reservations, easements, restrictions and rights of way of record and those apparent on the land 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 \$17,515.61

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$17,515.61. (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 27th day of October, 1975: 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)

x Donald G. Brown
x Penny R. Brown

STATE OF OREGON,)
County of Klamath) ss.
October 27, 1975

Personally appeared the above named Donald Brown

Penny R. Brown

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 4-16-78

STATE OF OREGON, County of) ss.
1975

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Brown

GRANTOR'S NAME AND ADDRESS

McNary

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Calvin L. McNary, Jr.
Rt. 1, Box 609-B
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 7th day of May, 1979, at 11:04 o'clock A. M., and recorded in book 179 on page 10308 or as file/reel number 66755

Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. Milne

Recording Officer

By Debra J. H. Deputy

Fee \$3.00