

71944

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. 79 Page 18727

KNOW ALL MEN BY THESE PRESENTS, That Thomas F. McGarry and Louise M. McGarry, Husband and Wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Clarence H. Young and Virginia M. Young, 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 6, Block 44, HOTSPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon. Including an easement created by instrument, including the terms and provisions thereof, dated 3/21/78 recorded 4/11/78 Book M-78 Page 6979 for benefit of Lot 12, Block 46 Hillside, to use & take heat from geothermal well. Also including an encroachment permit, including the terms and provisions thereof, granted by City of Klamath Falls to Mr. & Mrs. Thomas F. McGarry dated 2/6/78, recorded 4/11/78 in Book m-78 at page 6945, microfilm records, allowing encroachment upon alley 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

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 \$ 59,900.00. However, the actual consideration consists of ~~the whole or 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 3rd day of August, 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  
Louise M. McGarry

STATE OF OREGON,

County of

August 3, 1979

ss.

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

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 5/14/80

STATE OF OREGON, County of

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ss.

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)

Mr. & Mrs. Thomas F. McGarry  
2027 Erie  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Clarence Young  
403 Pacific Terrace  
Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

XL9 First Recd.  
540 Main St.  
Klamath Falls, OR

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,

County of Klamath

ss.

I certify that the within instrument was received for record on the 6th day of August, 1979, at 3:55 o'clock P.M., and recorded in book M79 on page 18727 or as file/reel number 71944.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

M. D. Milne

By Bernetha J. Phelps Recording Officer  
Deputy

Fee \$3.50