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FRONTIER

75247

WARRANTY DEED

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TITLE & RECORD CO.

KNOW ALL MEN BY THESE PRESENTS, That GUS CARSON and PEARLIE T. CARSON, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL L. SCHNEYDER & CAROLYN J. SCHNEYDER, h&w* and GLEN MAGUIRE & BONNIE J. MAGUIRE, h&w*, 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 in Block 85 of KLAMATH ADDITION to the City of Klamath Falls, Klamath County, Oregon.

SUBJECT TO:

1. 1979-1980 taxes, a lien in an amount to be determined, but not yet payable.

* as to a undivided one-half.

(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 set forth above and apparent upon 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 \$ 26,000.00
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 @, if not applicable, should be deleted. See ORS 93.030.) part of the

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 9th day of October, 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)

Gus Carson
Pearlie T. Carson

STATE OF OREGON,

County of Klamath
October 9, 1979

Personally appeared the above named
Gus Carson and Pearlle T. Carson

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

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 8-23-81

STATE OF OREGON, County of) ss.
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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 be-
half 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael L. & Carolyn J. Schneyder
Glen & Bonnie J. Maguire
1719 Winona Way,
Klamath Falls NAME, ADDRESS, ZIP Or. 97601

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

I certify that the within instru-
ment was received for record on the
10th day of October, 1979,
at 12:08 o'clock P.M., and recorded
in book M79 on page 23937 or as
file/reel number 75247

Record of Deeds of said county.
Witness my hand and seal of
County affixed.

W. D. Milne
By [Signature] Recording Officer
Deputy

Fee \$3.50