

1967/50

TA38-20079-4W

KNOW ALL MEN BY THESE PRESENTS, That Claire B. Gibson

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by John W. Geraghty and Josephine R. Geraghty, 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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

The North one-half of the North one-half of Tract No. 1, GIENGER'S
HOME TRACTS, in Klamath County, Oregon, together with any portion of
the South half of North half of said Tract No. 1 which lies Northerly
from a straight line extending from the East line of said tract to the
West line thereof and which line is located exactly four inches
Northerly from the East and West ends of the Northerly line of the
cement foundation of the aluminum shop building situate on the South
half of North half of Tract No. 1 of said Gienger's Tracts, but less
any portion of said North half of North half of said Tract No. 1
which lies South of the above described straight line lying four
inches Northerly of the Northerly line of said cement foundation,
SAVING AND EXCEPTING THEREFROM that portion described in Deed recorded
June 16, 1964, in Volume 353 page 519, Deed records of Klamath County,
for highway.

(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
apparent on the land, and

1. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.
2. Rules, regulations and assessments of South Suburban Sanitary District.
3. Agreement, including the terms and provisions thereof, between

CONTINUED ON REVERSE SIDE

and that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful 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 \$65,000.00

However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which).
the whole

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 2nd day of April, 1973.

Claire B. Gibson

STATE OF OREGON, County of Klamath) ss. 2nd April, 1973
Personally appeared the above named Claire B. Gibson

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

Before me:

Notary Public for Oregon

My commission expires 8-5-75

(OFFICIAL SEAL)

NOTE—The sentence between the symbols ©, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

JOHN W. GERAGHTY
1710 OREGON AVE.
KLAMATH FALLS, OREGON
97601

No.

STATE OF OREGON

County of

I certify that the within instru-
ment was received for record on the
day of 19

at o'clock M. and recorded
in book on page or as
filing fee number, Rec-
ord of Deeds of said County.

Witness my hand and seal of
County affixed.

By

Title
Deputy

(DON'T USE THIS
SPACE. RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

EXCEPTIONS CONTINUED:

27954

Ray E. Williams and Caroline Williams, husband and wife, and R. H. Cook and Idella Cook, husband and wife, dated June 1, 1950, recorded February 16, 1953, in Volume 259 page 215 and in Volume 325 page 391, Deed records of Klamath County, Oregon.

4. Easement, including the terms and provisions thereof, given by Idella Cook to South Suburban Sanitary District, dated April 30, 1958, recorded May 23, 1958, in Volume 299 page 512, Deed records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
this 3rd day of December A. D. 1979 at 11:58 clock AM. and
fully recorded in Vol. M79, of Deeds on Page 27953

W. D. MILNE, County Clerk

Fee \$7.00