

K-32844

1-174

80285

WARRANTY DEED

Vol. 1780 Page 2289

KNOW ALL MEN BY THESE PRESENTS, That Peter P. McGuire and Cheryl S. McGuire, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Philip S. MacArthur

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:

The N $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ and the E $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 10, Township 35 South, Range 8, E.W.M., Klamath County, Oregon.

Subject, however, to the following:

1. Reservations in Land Status Report dated January 9, 1959, recorded January 13, 1979, in Vol. 308, page 543, deed records of Klamath County, Oregon, as follows: "The above described property is subject to any existing easements for public roads and highways, for public utilities and for railroads and pipelines and for any other easements or rights-of-way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513.) (See reverse side for continuation of this deed.)

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$ 7,500.00

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.)

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 January, 1980; 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)

Peter P. McGuire
Cheryl S. McGuire
Cheryl S. McGuire

WASHINGTON
STATE OF OREGON,)
County of KING) ss.
January 1, 1980.

Personally appeared the above named Peter P. McGuire and Cheryl S. McGuire, husband and wife,

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

Before me:
(OFFICIAL SEAL) J. A. Vernon
Notary Public for Oregon
My commission expires: 1-8-81

STATE OF OREGON, County of) ss.
January 1, 1980.

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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

McGuire
GRANTOR'S NAME AND ADDRESS
MacArthur
GRANTEE'S NAME AND ADDRESS
After recording return to:
Phillip S. MacArthur
P.O. Box 164
Chiloquin, Oregon 97624
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)
I certify that the within instrument was received for record on the
day of , 1980,
at o'clock M., and recorded in book/reel/volume No. on
page or as document/fee/file/instrument microfilm No.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

NAME TITLE
By Deputy

2. No means of ingress or egress to or from the described property as shown on the records of the Klamath County Assessor.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 5th day of February A. D. 19 30 at 3:35 o'clock P. M., in

fully recorded in Vol. M80, of Deeds on Page 2289

W. D. MILNE, County Clerk.

Fee \$7.00

By Richard Hetsch