

80302

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That TEDDY T. McCLELLAN and MARY McCLELLAN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL P. HOFF and CYNTHIA M. HOFF, 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:

A parcel of land in Lot 5, Block 1, West Chiloquin Addition to the city of Chiloquin, Klamath County, Oregon, described as follows: the Southwesterly 6.8 feet of the tract described in that certain deed to the city of Chiloquin which is recorded in Klamath County, Oregon, Deed Records, Volume 341 at page 528.

SUBJECT, however, to the following:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of the Williamson River.

(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 \$ -0- However, the actual consideration consists of or includes other property or value given or promised which is 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 15th 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)

Teddy T. McClellan  
Teddy T. McClellan

Mary McClellan  
Mary McClellan

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

SS. STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_.

On 1-15-80 before me, the undersigned, a Notary Public in and for said State, personally appeared

TEDDY T. McCLELLAN AND  
MARY McCLELLAN

and who, being duly sworn, say that the former is the \_\_\_\_\_ and that the latter is the \_\_\_\_\_ of \_\_\_\_\_, a corporation, \_\_\_\_\_ is the corporate seal as signed and sealed in behalf of directors; and each of \_\_\_\_\_ voluntary act and deed.

(OFFICIAL SEAL)

to be the person \_\_\_\_\_ whose name \_\_\_\_\_ subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature R.V. Minder

R.V. MINDER



OFFICIAL SEAL  
R. V. MINDER  
NOTARY PUBLIC - CALIFORNIA  
LOS ANGELES COUNTY  
My comm. expires JUN 19, 1980

Teddy T. & Mary McClellan  
952 Chippendale  
Glendora, Calif. 91740  
GRANTOR'S NAME AND ADDRESS

Michael P. & Cynthia M. Hoff  
3431 Halderman St.  
Mar Vista, Calif. 90066  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael P. & Cynthia M. Hoff  
3431 Halderman St.  
Mar Vista, Calif. 90066  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Michael P. & Cynthia M. Hoff  
3431 Halderman St.  
Mar Vista, Calif. 90066  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_, SS.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, 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

SPACE RESERVED  
FOR  
RECORDER'S USE

80 FEB 6 AM 9 35

ACKNOWLEDGMENT - INDIVIDUAL

