

1-1-74

WARRANTY DEED

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81073

KNOW ALL MEN BY THESE PRESENTS, That Barbara J. Jones who acquired title
as Barbara J. Van Voorhis

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jerry D. McGuire and Constance A. Craft as tenants in common, 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:

The S $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 13, Township 35 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Subject to:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

(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 \$3,500.00.

① However, the actual consideration consists of the transfer of the property or value given or promised, which is the whole consideration (indicate which) ② (The sentence between the symbols ①, 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 20 day of December, 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)

STATE OF OREGON, Colorado)
County of Denver) ss.
December 20 1979

Personally appeared the above named.....
Barbara J. Jones

..... and acknowledged the foregoing instru-
ment to be voluntary act and deed.

Before me: Antoinette R. Gilbert
(OFFICIAL SEAL)
Notary Public for ~~Oregon~~ Colorado
My commission expires _____
My commission expires June 23, 1932

STATE OF OREGON, County of.....) ss.
....., 19.....

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:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

Barbara J. Jones
2000 W. 76th Ave., #2906
Denver, Colorado 80221

Jerry D. McGuire & Constance A. Craft

GUANTER'S NAME AND ADDRESS

After recording return to:

Jerry D. McGuire & Constance C. Craft
4744 Canyon River Ct.
San Jose, Calif. 95736

NAME ADDRESS ZIP

Until a change is requested all tax statements shall be sent to the following address.
Jerry D. McGuire & Constance A. Craft

NAME ADDRESS ZIP

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 22nd day of February, 1980, at 3:57 o'clock P. M., and recorded in book MSO on page 3569 or as file/reel number 81073, Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne
By Bernetha A. Hetsch Recording Officer
Deputy

Fee \$3.50