

85419

## WARRANTY DEED

Vol. M80 Page 10662

KNOW ALL MEN BY THESE PRESENTS, That MICHAEL K. WILSON and Nanci C. Wilson, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL T. McGLONE & FRANCES B. McGLONE, 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:

Lots 35 and 36 in Block 99 of Klamath Falls Forest Estates Highway 66 Unit Plat #4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Declaration of Establishment of Conditions, Covenants and Restrictions affecting real property dated July 13, 1965, 1965, recorded July 21, 1965, in Volume M65, Page 165, Deed Records of Klamath County, Oregon.

2. Rules, regulations, and assessments of Highway 66 Unit 4 Road Maintenance Association. (See By-Laws recorded May 22, 1974, Vol M74, p. 6382, Deed Records of Klamath County, Oregon.)

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 roads and highways and the rights of the public therein and those listed above

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 \$15,000.00

~~Whereas the above consideration consists of or includes other property or interest in real or personal property, the consideration hereby stated shall be deemed to include the same.~~

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 17th day of May, 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)

Michael K. Wilson  
Michael K. Wilson

Nanci C. Wilson  
Nanci C. Wilson

STATE OF OREGON, }  
County of Klamath } ss.  
May 17th, 1980

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 \_\_\_\_\_

Personally appeared the above named  
Michael K. Wilson and  
Nanci C. Wilson

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 4-1-84

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:

Michael K. & Nanci C. Wilson

GRANTOR'S NAME AND ADDRESS

Michael T. & Frances B. McGlone

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael T. & Frances B. McGlone

Clare & Bailey  
540 Main Street NE  
Klamath Falls OR

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

Michael T. & Frances B. McGlone

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 10th day of June, 1980, at 4:29 o'clock P.M., and recorded in book/reel/volume No. M80 on page 10662 or as document/fee/file/instrument/microfilm No. 85419. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

NAME

TITLE

By Berntha H. Hetch Deputy

Fee \$3.50