

1-1-77

WARRANTY DEED

Vol. 1780 Page 15774



KNOW ALL MEN BY THESE PRESENTS, That KENNETH B. McMAHAN and ALETA E. McMAHAN, husband and wife  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DEAN STOGSDILL and PHYLLIS STOGSDILL, 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:

Lot 8 in Block 8, as shown on the map entitled "FIRST ADDITION TO CYPRESS VILLA", filed in the office of the County Clerk, Klamath County, Oregon.

## SUBJECT TO:

1. 1980-81 taxes, a lien in an amount to be determined, but not yet payable.
2. Regulations of Klamath Irrigation District.
3. Regulations of South Suburban Sanitary District.
4. Setback provisions as delineated on the recorded plat, 20 feet from the Eastern lot line.

(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 set forth above and apparent upon the land,

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 \$ 86,000.00.  
 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 19th day of August, 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,

County of Klamath } ss.  
August 19, 1980

Personally appeared the above named Kenneth B. McMahan and Aleta E. McMahan

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

Before me, [Signature]  
 (OFFICIAL SEAL) Notary Public for Oregon  
 My commission expires: 8-23-81

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dean & Phyllis Stogsdill  
4444 Lombard Drive  
Klamath Falls, Oregon 97601

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,

County of Klamath } ss.

I certify that the within instrument was received for record on the 20th day of August, 1980, at 2:29 o'clock P.M., and recorded in book/reel/volume No. M80 on page 15774 or as document/fee/file/instrument/microfilm No. 88589, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

NAME

TITLE

By [Signature] Deputy

Fee \$3.50

SPACE RESERVED  
 FOR  
 RECORDER'S USE

1980 AUG 20 PM 2 29