

1-1-74  
WARRANTY DEED—TENANTS BY ENTIRETY  
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91742

KNOW ALL MEN BY THESE PRESENTS, That HENLEY LAND COMPANY, INC., an Oregon corporation,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by William T. McGaughey and Nellie McGaughey, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 1, Block 3, Tract No. 1085, COUNTRY GREEN, in the County of Klamath State of Oregon,

SUBJECT TO: Taxes for the year 1980-81 which are now a lien but not yet payable; Regulations, including levies, liens and utility assessments of the City of Klamath Falls; Regulations, including levies, assessments of water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Agreement, including the terms and provisions thereof, between Oregon Water Corporation and Henley Land Co., Inc., dated April 10, 1974, recorded May 2, 1974 in Book M-74 at page 5514, Microfilm records. "There will be a \$51.00 connection fee for water." ; and Covenants, easements (over)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those above set forth,

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 \$39,000.00  
~~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 24<sup>th</sup> day of October, 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)

David J. Boyd  
Wm. T. McGaughey  
Klamath  
STATE OF OREGON, County of Klamath, ss.  
October 24<sup>th</sup>, 1980  
Personally appeared William McGaughey and

STATE OF OREGON, } ss.  
County of \_\_\_\_\_, 19\_\_\_\_  
Personally appeared the above named \_\_\_\_\_

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

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Henley Land Company, Inc., 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 \_\_\_\_\_

Before me:  
David R. Hamilton  
Notary Public for Oregon  
My commission expires 3/20/81  
(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Wm. T. McGaughey  
2508 Altamont Dr.  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
R.F.S. & L.  
540 Main  
R.F.O.  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of \_\_\_\_\_  
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 \_\_\_\_\_  
By \_\_\_\_\_ Deputy

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and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,

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and Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Country Green.

FORM No. 24—ACKNOWLEDGMENT—CORPORATION.

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Lane } ss.  
before me appeared DAVID F. BOYD On this 14th day of October, 1980,  
and  
duly sworn, did say that he, the said DAVID F. BOYD both to me personally known, who being  
is the President, and he, the said  
is the Secretary of WILLIAM MCGAUGHEY  
the within named Corporation, and that the seal affixed to said instrument is the corporate seal of said Corpora-  
tion, and that the said instrument was signed and sealed in behalf of said Corporation by authority of its Board  
of Directors, and David F. Boyd and  
acknowledge said instrument to be the free act and deed of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed  
my official seal the day and year last above written.

Judy L. Eddin  
Notary Public for Oregon.  
My Commission expires 3/21/81

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.  
this 24th day of October A. D. 1980 at 3:55 P M, and  
duly recorded in Vol. M80, of Deeds on Page 20835

Wm D. MILNE, County Clerk

Bernetha H. Hetch

Fee \$7.00