

33813

WARRANTY DEED

Vol. M80 Page 24363

KNOW ALL MEN BY THESE PRESENTS, That husband and wife GERALD J. MC FADDEN and IRENE MC FADDEN,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD S. PREHEIM and BECKY L. PREHEIM, 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 27, Block 37, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT:

1. Reservations and restrictions as contained in plat dedication, to wit: "said plat being subject to a 16-foot easement centered on the back and side lines of all lots for future public utilities, a 40 foot building set-back on all lots adjacent Highway 66 and to all easement and reservations of record."

(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 stated above or 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 \$ 3,500.00

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.

IN WITNESS WHEREOF, the grantor has executed this instrument this 11th day of December, 1980.

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 11th 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)

Gerald J. Mc Fadden
GERALD J. MC FADDEN

Irene Mc Fadden
IRENE MC FADDEN

STATE OF OREGON, TEXAS } ss.
County of Klamath LIBERTY }
December 11, 1980

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____ and _____

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 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:

Evelyn L. Savoy

Notary Public for Oregon

My commission expires: 3-31-81



Mr. & Mrs. Gerald J. Mc Fadden
P.O. Box 4007
Liberty, TX 77575

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Richard S. Preheim
Rt. 1 Box 323F
Bonaza, OR 97623

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 17th day of December, 1980, at 11:52 o'clock A.M., and recorded in book M80 on page 24363 or as file/reel number 93813.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne

By Loretta Skotch Recording Officer
Deputy

Fee \$3.50