

98719

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

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Page

7238

KNOW ALL MEN BY THESE PRESENTS, That CHARLES J. MCLAUGHLIN and MARY V. MCLAUGHLIN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WALTER E. WAGNER and ELEANOR A. WAGNER, husband and wife, with right of survivorship, 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 4 Block 17 Klamath Falls Forest Estates
Highway 66 Unit, Plat No. 1, as recorded in
Klamath County, Oregon

(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

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 \$1125.00.
However, the actual consideration consists of or includes other property or value given or promised by the grantee, the whole or part of the consideration (if any) (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 16 day of April, 1981; 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 CALIFORNIA

County of San Diego

April 16, 1981

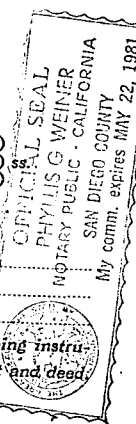
Personally appeared the above named

Charles J. McLaughlin and

Mary V. McLaughlin

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

(OFFICIAL SEAL)

Notary Public for California
My commission expires: 5-22-81

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 _____

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Charles J. McLaughlin and Mary V. McLaughlin
71 Madra Lane
Oceanside, Calif 92054

GRANTOR'S NAME AND ADDRESS

Walter E. Wagner and Eleanor A. Wagner
P O Box 162
Bonanza, Or 97623

GRANTEE'S NAME AND ADDRESS

After recording return to:
Walter E. Wagner and Eleanor A. Wagner
P O Box 162
Bonanza, Or 97623

NAME, ADDRESS, ZIP

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

Walter E. Wagner and Eleanor A. Wagner
P O Box 162
Bonanza, Or 97623

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 April, 1981, at 3:27 o'clock P.M., and recorded in book/reel/volume No. M81 on page 7238 or as document/fee/file/instrument/microfilm No. 98719, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

NAME TITLE

By Debra G. Ganza Deputy
Fee \$3.50SPACE RESERVED
FOR
RECORDER'S USE44
350