

WARRANTY DEED

WARRANTY DEED PUBLISHING CO. PORTLAND, OR. 97204

7011043

KNOW ALL MEN BY THESE PRESENTS, That GORDON C. MC KAY & EVELYN V. MC KAY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by C. P. Peyton & Doris A. Peyton, husband and wife, as to an undivided $\frac{1}{2}$ interest and Lowell R. Sharp, Mary Jo Sharp, husband & wife, as to an undivided $\frac{1}{2}$ interest 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: Portions of Lots 8, 9, and 10 in Block 8 of Railroad Addition to the City of Klamath Falls, lying South of the extension of a line running approximately East and West located in the center of the common wall separating the building located substantially on said Lot 8, and the building located substantially on said Lots 9 and 10.

SUBJECT TO: Easements and rights of way of record and those apparent upon the land; Assessments of the City of Klamath Falls for monthly water and/or sewer service; AND TRUST DEED recorded March 24, 1975 in Vol M75 page 3264, executed by David L. Terhune et ux as grantors to First Federal Savings and Loan as trustee for David S. Moore et ux, as beneficiary, WHICH SAID Trust Deed is Not being assumed and Grantors agree to hold Grantees harmless therefrom; AND MORTGAGE, dated March 17, 1976, recorded April 2, 1976 in vol M76 page 4677, executed by Gordon C. McKay, et ux in favor of David L. Terhune et ux, WHICH SAID Mortgage the Grantees herein agree to assume and pay according to its terms.

(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 above, AND Party Wall Agreement, including the terms and provisions thereof as disclosed by Notice of Contract, recorded April 20, 1977 in Vol M77 page 6736, Klamath County Deed records, 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 \$ 72,800.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 2 day of December, 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 a corporate seal)

Gordon C. McKay
Evelyn V. McKay

STATE OF OREGON,
County of Klamath
December 2, 1981.

STATE OF OREGON, County of _____ ss.
19 _____

Personally appeared the above named
Gordon C. McKay and
Evelyn V. McKay

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

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: 8.5.83

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

STATE OF OREGON,
County of Klamath ss.

After recording return to:

I certify that the within instrument was received for record on the 2 day of December, 1981, at 11:52 o'clock A.M., and recorded in book/reel/volume No. M 81 on page 20741 or as document/fee/file/instrument/microfilm No. 7011, Record of Deeds of said county.

Grantees
Klamath Falls, Oregon 97601

SPACE RESERVED FOR RECORDERS USE

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

Witness my hand and seal of County affixed.
Evelyn Biehn County Clerk
By _____ Deputy
Fee \$4.00

Same as above