

12060

KNOW ALL MEN BY THESE PRESENTS, That GEORGE EDWARD McMAHAN AND HELEN MAXINE McMAHAN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EVERETT R. BALL AND BETTIE L. BALL, 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:

Easterly 55' of lot 12, Block 2 of Fairview Addition;

Beginning at the Northeasterly corner of Lot 12, Block 2 of said Addition; thence Westerly along the South line of Donald Street 55 feet thence Southerly; parallel with Sargent Avenue 55 Feet; to the South line of said lot 12; thence Easterly along said South line to the Southeast corner of Lot 121 thence Northerly 55 feet along said line which is the borderline between Lot 12 and the alley, to the point of beginning.

(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 contracts, liens, assessments, rules and regulations for irrigation, drainage and sewage, and reservations, restrictions, easements, and rights of way of record and those apparent on the land and that grantor will warrant and forever defend the above granted 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 \$7,750.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which).⁰

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 6th day of May, 1974.

George Edward McMahon
Helen Maxine McMahon

STATE OF OREGON, County of Klamath ss.
Personally appeared the above named George Edward McMahon and Helen Maxine McMahon, and acknowledged the foregoing instrument to be May 6, 1974 voluntary act and deed.

(OFFICIAL SEAL)

Before me: Mary J. Biehn
Notary Public for Oregon
My commission expires 8/16/77

NOTE: The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

George Edward McMahon
Helen Maxine McMahon
TO
Everett R. Ball
Bettie L. Ball

AFTER RECORDING RETURN TO

Everett R. Ball
Bettie L. Ball
855 Eldorado
Klamath Falls, Or, 97601

No.

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 24 day of May, 1982, at 3:10 o'clock P.M., and recorded in book M. 82 on page 6503.
Record of Deeds of said County.
Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
By Joyce McHuan Deputy
Fee \$4.00