

18887

MOUNTAIN TITLE COMPANY

MTC 11736-K
WARRANTY DEED

Vol. 83 Page 18652

KNOW ALL MEN BY THESE PRESENTS, That BARBARA L. JENSEN

BARBARA L. WALKER who took title as

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GLEN J. MC GUIRE and PATRICIA JEAN MC GUIRE, as tenants in common, 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:

The West 55 feet of Lot 7 in Block 19, FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Subject to right of way for tunnel conveyed by G. W. White and Nina White, to the United States of America, by Deed recorded October 30, 1908, on page 185 of Volume 25, of Deed Records of Klamath County, Oregon.
3. Subject to easement over the East 5 feet of the property herein described as set out in Deed from Harvey M. Monroe, a single man to Verna E. Bloomberg and Frances G. Bloomberg, recorded May 23, 1952, on page 641 of Volume 254, of Klamath County Deed Records.

(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 and 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 \$ 25,000.00

~~THE WHOLE OF THE LAND DESCRIBED IN THE FOREGOING INSTRUMENT IS HEREBY GIVEN, EXCEPTED, WHICH IS~~
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 22 day of December, 1982; 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)

Barbara L. Walker
BARBARA L. WALKER

STATE OF OREGON,

County of Klamath } ss.
December 22, 1982

Personally appeared the above named
BARBARA L. WALKER

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

(OFFICIAL SEAL)

Before me:
Juda Steile

Notary Public for Oregon

My commission expires: 7/13/85

STATE OF OREGON, County of

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

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Ms. Barbara L. Walker

GRANTOR'S NAME AND ADDRESS

Mr. Glen J. McGuire
1901 Carlson
Klamath Falls, OR 97601

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

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 22 day of December, 1982, at 10 o'clock P.M., and recorded in book 183 on page 18652 or as file/reel number 1887. Record of Deeds of said county. Witness my hand and seal of County affixed.

By Bernetha A. Hetch Deputy
Recording Officer

MOUNTAIN TITLE COMPANY