

MTC 12435

WESS LAW PUBLISHING CO., PORTLAND, OR. 97204

23945

SPECIAL WARRANTY DEED

Vol. 483 Page 8271

KNOW ALL MEN BY THESE PRESENTS, That OSCAR E. CLEVELAND and JOAN M. CLEVELAND, husband and wife, hereinafter called grantor, and LOUISE M. MC GARRY, husband and wife, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lots 6A, 6B, and 7A in Block 4 of RAILROAD ADDITION 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. Taxes for the fiscal year 1980-1981, a lien, not yet due and payable.
2. Sewer and water use charges, if any, due to the City of Klamath Falls.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 28,000.00. 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 25th day of August, 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)

Oscar E. Cleveland
OSCAR E. CLEVELAND

Joan M. Cleveland
JOAN M. CLEVELAND

STATE OF OREGON,
County of Klamath } ss.
August 25, 1980

STATE OF OREGON, County of _____) ss.
1980

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.

Personally appeared the above named OSCAR E. CLEVELAND and JOAN M. CLEVELAND, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kristi L. Garrison
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 6/19/83

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Mr. & Mrs. Oscar E. Cleveland

5120 Barry Ave.
K. Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Thomas F. McGarry

2027 Erie
K. 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 26th day of May, 1983, at 1:35 o'clock P. M., and recorded in book M83 on page 8271 or as file 'reel number 23945. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By _____ Deputy

4.00 fee

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