

28573

WARRANTY DEED

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

Vol. 1483 Page 16257

KNOW ALL MEN BY THESE PRESENTS, That HARRY R. WAGGONER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EVERETT J. MCGILVRAY and SHIRLEY A. MCGILVRAY, 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:

A tract of land located in the SW¹/₄, Section 34, Township 39 S., R. 9 E.W.M., more particularly described as follows: Commencing at the section corner common to Sections 33 and 34, Township 39 S., R. 9 E.W.M. and Sections 3 and 4, Township 40 S., R. 9 E.W.M., and running thence N. 89°54'05" E. along the South line of said Section 34, 1977.00 feet to a point; thence N. 0°05'25" W. 30.00 feet to the true point of beginning, said true point of beginning being on the northerly right of way line of Midland Road; from said true point of beginning, thence N. 0°05'25" W. 1400.00 feet to a point; thence S. 37°36'30" E. 542.20 feet to a point; thence S. 0°04'55" E. 970.00 feet to a point on the northerly right of way line of said Midland Road; thence S. 89°54'05" W. along said right of way line, 330.00 feet to the true point of beginning.

(CONTINUED ON REVERSE)

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 herein stated,

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 \$ 67,500.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the true consideration (indicate which) and the same shall be stated in the body of the deed.~~

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 15th day of Sept., 1983; 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 OREGON,
County of KLAMATH } ss.
Sept. 15, 1983.

Personally appeared the above named
HARRY R. WAGGONER

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 8/14/87

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared _____ and _____

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, 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.

Before me:

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS
Harry R. Waggoner
P.O. Box 664
Klamath Falls Ore 97601

GRANTEE'S NAME AND ADDRESS
After recording return to:
Everett J. & Shirley A. McGilvray
Box 1 Box 14
Bonanza Ore 97623

Until a change is requested all tax statements shall be sent to the following address.
EVERETT J. and SHIRLEY A. MCGILVRAY
Box 1 Box 14
Bonanza Ore 97623

STATE OF OREGON,
County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ of as document/fee/file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

CK
8.00

16258

(DESCRIPTION CONTINUED) SUBJECT TO: (1) Rights of the public in and to any portion of said premises lying within the limits of roads and highways. (2) 1983-84 real property taxes which are now a lien but not yet due and payable.

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

On this 20th day of Sept. A.D. 19 83
at 4:47 o'clock P M, and duly
recorded in Vol. M83 of Deeds
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EVELYN BIEHN, County Clerk

By Ron Smith Deputy

Fee 8.00