

KNOW ALL MEN BY THESE PRESENTS, That

William P. Burgess and Dorothy B. Burgess, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Glen J. McGuire and Patricia J. McGuire, 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:

The Northwesterly 40 feet of Lot 4, Block 62, NICHOLS 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.

MOUNTAIN TITLE COMPANY INC.

(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 set forth on the reverse of this deed, or 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 \$ 14,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).~~ (The sentence between the symbols @ if not applicable, should be deleted. See ORS 91.030.)

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 21 day of October, 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)

William P. Burgess

Dorothy B. Burgess

STATE OF OREGON,

County of Klamath

10/31, 1983

STATE OF OREGON, County of ss.

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:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

Notary Public for Oregon

My commission expires:

William P. Burgess and Dorothy B. Burgess

GRANTOR'S NAME AND ADDRESS

Glen J. McGuire and Patricia J. McGuire
1901 Carlson Drive
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

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 on page or as

file/reel number Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By

Deputy

SPACE RESERVED FOR RECORDER'S USE

SUBJECT TO:

18742

1. Taxes for the fiscal year 1983-1984, a lien, not yet due and payable.
2. Sewer and water use charges, if any, due to the City of Klamath Falls.
3. Easement for driveway purposes over the Southeasterly 10 feet as set out in Deed Volume 66, page 343, Deed Records of Klamath County, Oregon.
4. Trust Deed including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein:

DATED: January ____, 1983

RECORDED: January 31, 1983

VOLUME: M83, page 1599, Microfilm Records of Klamath County, Oregon

AMOUNT: \$6,112.80

GRANTOR: William P. and Dorothy Burgess

TRUSTEE: Michael D. Henry

BENEFICIARY: Scaeco Corporation

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 31st day of Oct A.D. 19 83
at 1:26 o'clock P M, and duly
recorded in Vol. M83 of Deeds
Page 18741

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00