

31108

TA-626891-0

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20527

WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS, That DONALD L. MCGEE and MARY A. MCGEE, husband and wife, hereinafter called the grantors for the consideration herein-after stated, to grantors paid by LAWRENCE A. GERAGHTY,

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:

All of Lot 34 and the East 24 feet of Lot 35, Roselawn, Subdivision of Block 70, Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in Klamath County, Oregon.
Also the North one-half of vacated alley adjoining said Lot 34 and the East 24 feet of Lot 35 on the South.

Also all that portion of Oregon Avenue that lies between Roseway Drive and the first alley South of Roseway Drive on the Westerly side of Oregon Avenue, described as follows: Beginning at the Northeasterly corner of Lot 34 of Roselawn, Subdivision of Block 70 of Buena Vista Addition to the City of Klamath Falls, Oregon; thence Southerly along the Westerly line of Oregon Avenue 61.7 feet; thence Easterly along the Northerly line of said alley 36.3 feet; thence Northerly on an 11° curve to the left, the tangent forming a 90° angle with St. Francis Street, 62.9 feet to the Southerly line of Roseway Drive; thence Westerly along the Southerly line of Roseway Drive 31 feet to the point of beginning.

Subject to reservations and restrictions of record and easements and rights of way of record and those apparent on the land.

TO HAVE AND TO HOLD The same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantors hereby covenant to and with said grantee and grantee's heirs, successors and assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove set forth, and that grantors 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 \$14,000.00.

1973. WITNESS Grantors hands this 1st day of July,
Donald L. McGee
Mary A. McGee

20528

STATE OF OREGON, County of KLAMATH) SS.

July 1, 1973,

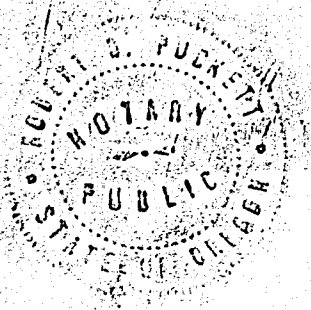
Personally appeared the above-named DONALD L.

McGEE and MARY A. McGEE, husband and wife,

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

Before me:

Robert A. Puckett
Notary Public for
My Commission Expires: 1/11/75.



after recording return to:
TA

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

on this 30th day of Nov. A.D. 19 83
at 3:41 o'clock P M, and duly
recorded in Vol. M83 of Deeds
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EVELYN BIEHN, County Clerk
By Sam Smith Deputy
Fee 8.00