

KNOW ALL MEN BY THESE PRESENTS, That MICHAEL LEE MCGUIRE and DAWN A. MCGUIRE, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GERALDINE KIRK, 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:

Lot 41, Block 6, FIRST ADDITION TO KELENE GARDENS, 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,

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 \$ 32,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 13th day of January, 1984; 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)

Michael Lee McGuire
Michael Lee McGuire

Dawn A. McGuire
Dawn A. McGuire

STATE OF OREGON,

County of Klamath

7-13

1984

STATE OF OREGON, County of

19

Personally appeared

and

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.

Before me:

Personally appeared the above named Michael Lee McGuire and Dawn A. McGuire

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Michael Lee McGuire & Dawn A. McGuire

GRANTOR'S NAME AND ADDRESS

Geraldine Kirk
4810 Derby Place
Klamath Falls, OR 97601

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

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.

SPACE RESERVED FOR RECORDER'S USE

By

Recording Officer
Deputy

SUBJECT TO:

748

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
 2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
 3. Building setback line 20 feet from street as shown on dedicated plat.
 4. Public utilities easement along rear 8 feet as shown on dedicated plat.
 5. Reservations as contained in plat dedication, to wit:
"(1) Building setback lines as shown on the annexed plat, (2) Utility easements as shown on the annexed plat for all present and future utilities and perpetual right of way for ditches to convey irrigation water, said easements to provide ingress and egress for construction and maintenance for said utilities, with no structures being permitted thereon and any plantings being placed thereon at the risk of the owner, (3) The use of the land is for residential purposes only and is limited to one residential building per lot, (4) Architectural standards shall be no less than the minimum requirements of the Federal Housing Authority Specifications, (5) No changes will be made in the present irrigation ditches without the consent of the Klamath Irrigation District, its successors or assigns."
 6. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: November 24, 1976
Recorded: November 24, 1976
Volume: M76, page 18996, Microfilm Records of Klamath County, Oregon
Amount: \$22,497.00
Mortgagor: Michael Lee McGuire and Dawn A. McGuire, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-M55831)
- The Grantee on the reverse of this deed does agree to assume said Mortgage and to make payments in full.
7. 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 13th day of Jan A.D. 19 84
at 4:19 o'clock P M, and duly
recorded in Vol. M84 of Deeds
Page 747

EVELYN BIEHN, County Clerk

By Larry Smith Deputy

Fee 8.00