

34205

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3583

KNOW ALL MEN BY THESE PRESENTS, That DONALD E. MCGHEHEY AND GRACE G. MCGHEHEY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DALE E. PHILLIPS and BARBARA J. PHILLIPS, 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:

Tract 1002  
Lot 4, Block 4, LaWANDA HILLS, as recorded in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Taxes, reservations, restrictions, rights of way of record and those apparent upon the land; County Street Improvements #97, page 406, docketed 10-17-75 all of records of Klamath County, Oregon.

(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

none except those listed above

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 \$ 5,950.00.   
 ~~However, the actual consideration consists of lot 1002 of the property of which is 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 13 day of December, 1976; 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 Harney, Klamath ss.  
December 13, 1976.

Personally appeared the above named Donald E. McGhehey and Grace G. McGhehey

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-18-80

STATE OF OREGON, County of \_\_\_\_\_ ss.  
\_\_\_\_\_, 19\_\_\_\_.

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)

Notary Public for Oregon

My commission expires:

Donald & Grace McGhehey  
Star Route Box 11  
Hammett, ID 83627  
GRANTOR'S NAME AND ADDRESS

Dale & Barbara Phillips  
7813 Gearhart Street  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Dale & Barbara Phillips  
7813 Gearhart Street  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

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

Phillips

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 13th day of March, 1984, at 1:44 o'clock P.M., and recorded in book NSH on page 3583 or as file/reel number 34205, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By P. Smith Deputy

Fee: \$4.00