

41560

MPL-140967
WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Charles A. McTaggart

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

Fred Dearborn

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:

"REFER TO THE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED"

"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."

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,

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 \$ 24,000.00. 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 20th day of September, 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)

Charles A. McTaggart
Charles A. McTaggart

STATE OF OREGON,

County of Jackson

ss.

September 20, 1984.

Personally appeared the above named

Charles A. McTaggart

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

Before me,

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/11/86

STATE OF OREGON, County of

19

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

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)

Charles A. McTaggart

GRANTOR'S NAME AND ADDRESS

Fred Dearborn

937 Cimmeron Drive
Davenport, Iowa 52804

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,

ss.

County of

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.

By

Recording Officer

Deputy

DESCRIPTION

Beginning at a point in the Northeasterly line of Third Street 55 feet in a Northwesterly direction from the intersection of the Northeasterly line of Third Street and the Northwesterly line of Washington Street, said intersection being the most Southerly corner of Block 8, Ewauna Heights Addition to the City of Klamath Falls, Oregon; and running thence Northeasterly parallel with Washington Street 52.8 feet to the line between Lots 6 and 7 in Block 48 First Addition to the City of Klamath Falls, Oregon; thence Northwesterly along the line between said Lots 6 and 7, 55 feet to the Southeasterly line of the alley running through said Block 48, First Addition; thence Southwesterly along the alley line 52.8 feet to the most Westerly corner of said Lot 6 and the Northeasterly line of Third Street; thence Southwesterly 55 feet to the place of beginning, being a portion of Block 8 Ewauna Heights Addition and a portion of Lot 6 of Block 48 First Addition to the City of Klamath Falls, Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1984-1985, a lien, not yet due and payable.
2. Taxes, including the fiscal year, have been assessed with Veterans Exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 24 day of Sept. A.D. 19 84
at 4:17 o'clock P M, and duly
recorded in Vol. M84 of Deeds
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EVELYN BEHN, County Clerk

By Sam Smith Deputy

Fee 8.00