

FORM No. 703—WARRANTY DEED.

TC

51407

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

WARRANTY DEED

Vol. M85 Page 11726

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM J. MCGILLVREY and LEATRICE J. MCGILLVREY, h/whereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GERALD L. BURTRAW, JR. and BARBARA JOAN BURTRAW, 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:

Lot 11 in Block 15, Tract No. 1042, Two Rivers North according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO reservations and restrictions contained in deed from State of Oregon to Elizabeth A. Platts, dated July 28, 1907, recorded December 2, 1907, in Volume 23 page 302, Deed records of Klamath County, Oregon, as follows: "Subject, however, to right of way for ditches, canals, and reservoir sites for irrigation purposes, construction, or which may be constructed, by authority of the United States or otherwise which right of way is hereby expressly reserved."

SUBJECT TO reservations contained in the dedication of Tract No. 1042, Two Rivers North.

SUBJECT TO easements, restrictions, reservations and conditions of record.

MOUNTAIN TITLE COMPANY, INC. has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

William J. and Leatrice J. McGillvrey
2645 Country Lane
Eugene, Oregon 97402

GRANTOR'S NAME AND ADDRESS

Gerald L. and Barbara Joan Burtraw, Jr.
2039 Wisconsin Street
Eugene, Oregon 97402

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gerald L. and Barbara Joan Burtraw, Jr.
same as above

NAME, ADDRESS, ZIP

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

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.

85 JUL 25 AM 11 14

RECORDED
INDEXED
JUL 1 1985
CLERK OF COUNTY OF LANE
3033 MASONRY
CLERK OF COUNTY OF LANE
3033 MASONRY

11727

To Have and to Hold the same unto the said grantees 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 those stated hereinabove.

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 \$ 5,500.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (in whole or in part) of the parties hereto.
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 29 day of December 1982 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.

William E. McGilvrey
Leatrice J. McGilvrey

STATE OF OREGON, County of Lane, ss.
December 29, 1982
Personally appeared the above named
William J. McGilvrey and
Leatrice J. McGilvrey
and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me:
(OFFICIAL SEAL) Charles Stephenson
Notary Public for Oregon
My commission expires: 8-16-86

STATE OF OREGON, County of ss.
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 _____, 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:

Notary Public for Oregon
(OFFICIAL SEAL)
My commission expires: _____

STATE OF OREGON: COUNTY OF KLAMATH: ss.
Filed for record at request of _____ the 25th day
of July A.D., 19 85 at 11:14 o'clock A.M., and duly recorded in Vol. M85
of _____ Deeds on Page 11726
FEE \$9.00
Evalyn Biehn County Clerk
By _____