

65332

CC # 3942
WARRANTY DEED

STEVENSON LAW PUBLISHING CO., PORTLAND, OR. 97204

KNOW ALL MEN BY THESE PRESENTS, That DOUGLAS R. WALDSCHMIDT Vol. 1486 Page 15522

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM E. MCGINNIS, 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 54, LEWIS TRACTS, in the County of Klamath, State of 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

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 \$ 27,900.00

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 28 day of September, 1981; 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.

FORM No. 159-ACKNOWLEDGMENT BY ATTORNEY-IN-FACT

STATE OF OREGON,

County of Klamath } ss.

Douglas R. Waldschmidt by
Marge Ashcroft his attorney in
fact

On this the 28 day of September, 1981 personally appeared Marge Ashcroft, who, being duly sworn (or affirmed), did say that She is the attorney in fact for Douglas R. Waldschmidt and that She executed the foregoing instrument by authority of and in behalf of said principal; and She acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Wardene J. Addington
(Signature)

County Commissioner Expires 3-22-85
(Title of Officer)

DOUGLAS R. WALDSCHMIDT

GRANTOR'S NAME AND ADDRESS
WILLIAM E. MCGINNIS
Route 5, Box 658, #36
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS
After recording return to:
William E. McGinnis
1515 Hope Street
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

No change

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 28th day of August, 1985, at 12:39 o'clock P.M., and recorded in book/reel/volume No. 1486 on page 15522 or as document/fee/file/instrument/microfilm No. 65332, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By Ann Smith Deputy

Fee: \$10.00

SPACE RESERVED
FOR
RECORDER'S USE