

KCTC-39461

OK

77820

## WARRANTY DEED

Vol. 1187 Page 14104

KNOW ALL MEN BY THESE PRESENTS, That  
LAURETTA A. O'KELLEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
DAVID S. MACIVOR AND ZALE MACIVOR, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 6, 7, 8 and the Westerly 10 feet of Lot 5 Block 11 of St. Francis  
Park, according to the official plat thereof on file in the office of  
the County Clerk 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  
SEE ATTACHED EXHIBIT A

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 \$ 50,000.00

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 28<sup>th</sup> day of July, 1987;  
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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-  
SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND  
USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING  
THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE  
PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR  
COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Lauretta A. O'Kelley  
LAURETTA A. O'KELLEY

See Exhibit "A" for Notary

STATE OF OREGON,

County of \_\_\_\_\_

ss.

19\_\_\_\_

STATE OF OREGON, County of \_\_\_\_\_

ss.

Personally appeared \_\_\_\_\_

and

Personally appeared the above named \_\_\_\_\_

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 acknowledged the foregoing instru-  
ment to be \_\_\_\_\_ voluntary act and deed.

Before me:

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 be-  
half 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: \_\_\_\_\_

Notary Public for Oregon

My commission expires: \_\_\_\_\_

(OFFICIAL  
SEAL)(If executed by a corporation,  
affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

M. & Mrs. David S. MacIvor  
7749 Booth Road  
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

M. & Mrs. David S. MacIvor  
7749 Booth Road  
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_

ss.

I certify that the within instru-  
ment was received for record on the  
day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book/reel/volume No. \_\_\_\_\_ on  
page \_\_\_\_\_ or as fee/file/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

SUBJECT TO:

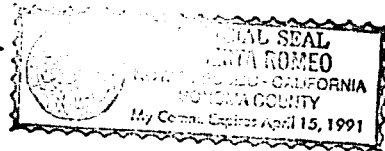
1. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.
2. Rules, regulations and assessments of South Suburban Sanitary District.
3. Reservations and restrictions, including the terms and provisions thereof dated December 6, 1937, recorded December 18, 1937 in Volume 113 page 409, Deed records of Klamath County, Oregon.
4. Reservations in dedication of St. Francis Park.
5. Reservations contained in Deed recorded in Volume 165 page 451, Deed records of Klamath County, Oregon and in Deed recorded in Volume 222 page 493, Deed records of Klamath County, Oregon.
6. Trust Deed, including the terms and provisions thereof, recorded December 2, 1977, in Volume M77 page 23414, in favor of Klamath First Federal Savings and Loan Association, in which Grantees herein agree to assume and pay.

STATE OF CALIFORNIA  
COUNTY OF Sanoma ss. (INDIVIDUAL)  
On this 28<sup>th</sup> day of July, 1987, before me, the undersigned, a Notary Public in and for said County, personally appeared Laurilla A. O'Kelly

personally known to me, or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that she executed the same.  
Witness my hand and official seal:

Roberta Romeo  
Notary Public in and for said County and State

ROBERTA ROMEO  
Name (Typed or Printed)



3403 (R6/82)1

(This area for official notarial seal)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 6th day  
of August A.D., 1987 at 9:04 o'clock A.M., and duly recorded in Vol. M87  
of Deeds on Page 14104.

FEE \$14.00

Evelyn Biehn, County Clerk

By Sam Smith