

1-1-74
78197

WARRANTY DEED

Vol. M87 Page 14752

KNOW ALL MEN BY THESE PRESENTS, That ALBERT GEORGE KEADY and SHERYL M. KEADY, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EUGENE W. McBRIDE and HELEN E. McBRIDE, 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:

Lots 6 and 7 and the E $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 6, and Lot 1 of Section 7, all in Township 40 S., R. 14 E.W.M., SAVING AND EXCEPTING that portion conveyed to the United States of America by deed recorded July 22, 1926, in Volume 72, Page 177, Klamath County Deed Records. SUBJECT TO: (1) 1978-79 real property taxes which are now a lien but not yet due and payable. (2) Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. (3) Liens and assessments of Klamath Project and Langell Valley Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith. (4) Rights of the public in any portion of the above-described property lying within the limits of any existing road or highway.

(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 stated 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 \$192,500.00.

~~REMARK: THE ABOVE CONSIDERATION DOES NOT INCLUDE OTHER PROPERTY OR VALUE GIVEN OR PROMISED WHICH IS PART OF THE CONSIDERATION AND WHICH IS TO BE SET FORTH IN A SEPARATE INSTRUMENT TO BE FILED WITH THIS DEED.~~

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 14 day of August, 1978; 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)

Albert George Keady
Sheryl M. Keady

STATE OF OREGON,

County of KLAMATHAug 14, 1978.

} ss.

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____.

_____ 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: _____

Personally appeared the above named ALBERT GEORGE KEADY and SHERYL M. KEADY, husband and wife,

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-5-79

ALBERT GEORGE KEADY and SHERYL M. KEADY, Route 1, Box 85 Bonanza, Oregon

GRANTOR'S NAME AND ADDRESS

EUGENE W. McBRIDE and HELEN E. McBRIDE

GRANTEE'S NAME AND ADDRESS

After recording return to:

Eugene W. & Helen E. McBride
Rt 1, Box 85
Bonanza, OR 97623

NAME, ADDRESS, ZIP

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

EUGENE W. McBRIDE and HELEN E. McBRIDE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 17th day of August, 1987 at 11:53 o'clock A.M., and recorded in book M87 on page 14752 or as file/reel number 78197, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Ann Smith, Recording Officer Deputy

Fee: \$10.00