

86728

MTC 1965-11 WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That  
LOLA CLOSE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
WILLIAM L. CAHILL and SUSAN M. CAHILL, 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:

The following described real property is situated in Klamath County, Oregon, according  
to the official plat thereof on file in the office of the County Clerk of Klamath  
County, Oregon.

A portion of Lot 10 in Block 12, FOURTH ADDITION TO WINEMA GARDENS, being more particularly  
described as follows:

Beginning at the Northwest corner of said Lot 10; thence East on the North line of said  
lot a distance of 110 feet to the Northeast corner thereof; thence South on the East  
line of said lot a distance of 74 feet; thence West to a point on the West line of said  
lot, said point being South 70 feet from the Northwest corner thereof; thence North a  
distance of 70 feet to the point of beginning.

Klamath County Tax Account #3909-0TAB-2100.  
This instrument will not allow use of the property described 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."

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 all  
those of record and those apparent upon the land, if any, as of the date of this deed 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 \$ 53,000.00  
XX  
XX

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 25<sup>th</sup> day of April, 1988;  
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.

*Lola Close*  
LOLA CLOSE

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, } ss.  
County of Klamath }  
April 25, 1988

Personally appeared the above named  
LOLA CLOSE

and acknowledged the foregoing instru-  
ment to be her

(OFFICIAL  
SEAL)

*Dorothy S. Miller*  
DOROTHY S. MILLER  
NOTARY PUBLIC - OREGON  
Notary Public for Oregon  
My commission expires 6-1-88

Notary Public for Oregon  
My commission expires:

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)

LOLA CLOSE

GRANTOR'S NAME AND ADDRESS

WILLIAM L. CAHILL and SUSAN M. CAHILL  
5428 Independence  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

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 \_\_\_\_\_

\_\_\_\_\_, 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 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)

STATE OF OREGON, } ss.  
County of Klamath }

I certify that the within instru-  
ment was received for record on the  
26th day of April, 1988,  
at 2:48 o'clock PM., and recorded  
in book M88 on page 6596 or as  
file/reel number 86728,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Blehn, County Clerk  
By *Kernetha S. Helock* Deputy

Fee \$10.00