

OK

2813

## WARRANTY DEED

Vol. m89, Page 13258

KNOW ALL MEN BY THESE PRESENTS, That TERRY McGILVRA and  
SHERI McGILVRA

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

MARSHALL R. HOEFLING and FRANC L. HOEFLING

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 15, Block 1, Sun forest Estates, Tract 1060, according to the official plat thereof on file in the Office of County Clerk of Klamath County; Subject to reservations and restrictions of record and easements and rights of way of record and those apparent on the land.

(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 above set forth.

**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 \$.....3000.00

① However, the sum of consideration paid for this transfer, stated in terms of dollars, is \$\_\_\_\_\_.

② The whole consideration (indicate which) \_\_\_\_\_ (The sentence between the symbols ①, 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 17 day of July, 1989;  
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 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.

and seal affixed by its officers, duly authorized

X Terry McSilva  
X Shen McSilva

STATE OF OREGON, )  
County of Multnomah ) ss  
July 7, 1989

STATE OF OREGON, County of Multnomah ) ss.  
July 7, 1989

Personally appeared \_\_\_\_\_ and \_\_\_\_\_, who, being duly sworn, for himself and not one for the other, did say that the former is the \_\_\_\_\_ president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_.

Personally appeared the above named.....  
Terry McGilvra and  
Sheri McGilvra

.....and acknowledged the foregoing instru-  
ment to be:.....a.....voluntary act and deed.

\_\_\_\_\_, 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: 04-05-93

**Notary Public for Oregon**  
**My commission expires:**

(If executed by a corporation,  
affix corporate seal)

Terry and Sheri McGilvra  
3135 NE 53rd  
Portland, OR 97213

Marshall R. Hoefling and  
Franc L. Hoefling 91328 Coburg Rd  
Eugene, Or. 97410

After recording return to:

Marshall R. Hoefling  
91328 Coburg Road  
Eugene, Or. 97401

NAME ADDRESS ZIP

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

Marshall R. Hoefling  
91328 Coburg Road  
Eugen, Or. 97401

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss  
County of Klamath

I certify that the within instrument was received for record on the 20th day of July, 1989, at 12:49 o'clock P.M., and recorded in book/reel/volume No. m89 on page 13258 or as fee/file/instrument/microfilm/reception No. 2813, Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

..... Evelyn Biehn, County Clerk .....

By Quentin Mullendare Deputy

Fee \$8.00