

75433

02-01-94P03:28 RCVD

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Allan N. McEachern and Ruth M. McEachern

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Timothy J. Farley and Danita A. Farley, 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:

Lot 15 in Block 302 KDarow Addition to the City of Klamath Falls, Klamath Co. 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 warrent 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 \$ 15,000.00. 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 25 day of June, 1976; 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)

[Signature of Allan N. McEachern]
X *[Signature of Ruth M. McEachern]*

STATE OF OREGON, }
County of Klamath } ss.
June 25, 1976

Personally appeared the above named
Allan N. McEachern and
Ruth M. McEachern

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

(OFFICIAL SEAL) *[Signature of Notary Public]*

Notary Public for Oregon
My commission expires: 11/11/76

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 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: _____

Allan N. McEachern & Ruth M. McEachern

2430 Orchard
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Timothy J. Farley & Danita A. Farley

GRANTEE'S NAME AND ADDRESS

After recording return to:

DANITA FARLEY
1403 DIVISION
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 1st day of Feb, 19 94, at 3:28 o'clock PM., and recorded in book M94 on page 3649 or as file/reel number 75433.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By *[Signature]* Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$30.00