

WARRANTY DEED TO CRETE STATE OF THE ENTIRETY

This Instrument Hereby, FRANK D. ROLLINS and DEANE ROLLINS, husband

and wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto

THOMAS F. McGARRY and LOUISE McGARRY,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 13 in Block 8 in Second Hot Springs Addition to and within the corporate limits of the City of Klamath Falls, as per plat and dedication filed September 16, 1907 in the plat records of Klamath County, Oregon, EXCEPTING from said lot that portion thereof heretofore described as follows: Beginning at a point 74 feet 6 inches East from the Southwest corner of said Block 8, running thence North a distance of 70 feet; thence East a distance of 6 inches; thence South a distance of 70 feet to the Southeast corner of said Lot 13, Block 8, thence West a distance of 6 inches to the place of beginning.

TOGETHER WITH a one-half interest in and to a cement block wall 12 inches in width and 13 feet high and 43 feet in length, ALSO, a one-half interest in and to the foundation now on the above-described premises, said interest consisting of 6 inches in width and 70 feet in length and being a part of the foundation on which said cement wall now stands.

SUBJECT TO: Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 40,000.00.
However, the actual consideration includes other property which is part of the consideration.
(Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owner's in fee simple of said premises; that they are free from all incumbrances, except those above set forth above, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they hereunto set their hands and seals this 17th day of December, 1979.

Frank D. Rollins (SEAL)

(SEAL)

Deane Rollins (SEAL)

(SEAL)

STATE OF OREGON, County of Klamath, ss. December 17, 1979.
Personally appeared the above named FRANK D. ROLLINS and DEANE ROLLINS, husband and wife,

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

Before me:

Notary Public for Oregon
My commission expires 4-15-80

After recording return to:

Thomas/Louise McGarry
5033 SE 26th St
Portland, OR 97202

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

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 17th day of April 1980, at 1:27 o'clock A.M., and recorded in book 494 on page 9903. Record of Deeds of said County.

Witness my hand and seal of County aforesaid.

Evelyn Blain, County Clerk

County Clerk-Recorder

By Pauline Mullendore

Deputy

Fee \$30.00