

88804

09-27-94A10:30 RCVD

WARRANTY DEED—SURVIVORSHIP

Vol. 94 Page 30268

KNOW ALL MEN BY THESE PRESENTS, That THOMAS F. MC GARRY and LOUISE M. MC GARRY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JOSEPH MICHAEL HOHMAN and NORA FRANCES HOHMAN, husband and wife

hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

Lot 1, Block 25, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that same are free from all encumbrances except as stated above or those apparent upon the land, if any, as of the date of this deed

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 \$ 116,000.00

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 21st day of May, 1980; 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)

Thomas F. McGarry  
THOMAS F. MC GARRY

Louise M. McGarry  
LOUISE M. MC GARRY

STATE OF OREGON,  
County of Klamath } ss.  
May 21, 1980

STATE OF OREGON, County of } ss.  
May 21, 1980

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 \_\_\_\_\_

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)

Personally appeared the above named THOMAS F. MC GARRY and LOUISE M. MC GARRY, husband and wife

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

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires 6/19/83

Notary Public for Oregon  
My commission expires:

Mr. & Mrs. Thomas F. McGarry  
103 Pacific Terrace  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS  
Mr. & Mrs. Joseph Michael Hohman  
2027 Erie P.O. Box 1514  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Joseph Michael Hohman  
P. O. Box 1514  
Klamath Falls, OR 97601

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

SAME AS GRANTEE  
Joseph Michael Hohman  
P. O. Box 1514, Klamath Falls, OR 97601

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 27th day of Sept., 1980, at 10:30 o'clock A.M., and recorded in book M94 on page 30268 or as file/reel number 88804

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline Mullenda Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee \$30.00