

98543

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That RICHARD L. HESSIG and JEAN A. HESSIG, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS F. McGARRY and LOUISE McGARRY, 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:

The South 50 feet of Lots 8, 9, and 10 of Block 8, Second Hot Springs Addition to the City of Klamath Falls, Klamath County, Oregon. Together with an easement in an 8 inch hot water well located on the North 60 feet of Lot 13, Block 8, in the Second Hot Springs Addition to and within the corporate limits of the City of Klamath Falls and subject to the terms and conditions thereto under which the well must be maintained.

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

(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 that which is stated above

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 \$ 73,000.00.

~~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).^⓪ (The sentence between the symbols ⓪, 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 27 day of November, 19 79; 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)

STATE OF OREGON,

County of Klamath
November 27, 19 79.

Personally appeared the above named

RICHARD L. HESSIG and
JEAN A. HESSIG

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 4-15-80

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:

RICHARD L. and JEAN A. HESSIG
410 Hillside
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

THOMAS F. and LOUISE McGARRY
2027 Erie
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Thomas F. and Louise McGarry

5032 SE 26th St
PORTLAND, OR, 97202

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Thomas F. and Louise McGarry

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 18th day of April, 19 95, at 3:12 o'clock P. M., and recorded in book/reel/volume No. M95 on page 9746 or as document/fee/file/instrument/microfilm No. 98543, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk

NAME

TITLE

Bernetha G. Letsch

Deputy

FEE: \$30.00