

1-1-74

34362

WARRANTY DEED

Vol. 1997 Page 7538

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM L. GALLAGHER and NADINE F. GALLAGHER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM P. LIPPS and JOYCE M. LIPPS, 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 20 in Block 1, WHISKEY CREEK ACRES, Tract 1162, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads and highways.
2. Reservations as contained in Deed of Tribal Property recorded in Volume 312, page 353.
3. Reservations as contained in Real Estate Contract recorded in Volume 313, page 300.
4. Restrictive Covenants recorded February 28, 1979 in Volume M79, page 4397.
5. Reservations as contained in plat dedication.
6. A non-exclusive roadway easement as shown on dedicated plat.
7. A 100 foot powerline easement over and across Lots 15, 16, 21, 22 and 23 as shown on dedicated plat.

(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 set forth above and apparent upon the land,

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 \$19,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 16th day of October, 1979; 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.

and has not examined it for regularity and sufficiency to its effect upon the title to any real property that may be described herein.

William L. Gallagher
Nadine F. Gallagher

STATE OF OREGON, }
County of Klamath } ss.
October 16, 1979

Personally appeared the above named William L. Gallagher and Nadine F. Gallagher

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-23-81

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19____

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:

William & Nadine Gallagher

GRANTOR'S NAME AND ADDRESS

William & Joyce Lipps

GRANTOR'S NAME AND ADDRESS

After recording return to:

William P. & Joyce M. Lipps
207 Tamalpais Road
Fairfax, CA 94930

NAME, ADDRESS, ZIP

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

same - no change

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 14th day of March, 1997 at 11:18 o'clock A.M., and recorded in book/reel/volume No. 297 on page 7538 or as document/fee/title/instrument/microfilm No. 34362. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

By Kathleen Ross Deputy

Fee: \$30.00