

64432

FORM No. 150 - WARRANTY DEED (Individual)

MTC 43609-M9

REVENUE LAW PUBLISHING CO. PUBLISHED 1970

K. 33134

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Brian O'Maicin

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

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 improvements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at a point on the Northeasterly line of the Alameda, S. 41°42' E. 76.0' from the point created by the intersection of the Southeasterly line of Erie Street and the Northeasterly line of the Alameda; thence N. 48°18' E. parallel to Erie Street 100.4'; Thence S. 41°42' E. parallel to the Alameda 24.0'; thence N. 48°18' E. parallel to Erie Street 50.0'; thence S. 41°42' E. parallel to the Alameda 12.0 feet; thence S. 48°18' W. Parallel to Erie Street 150.4 feet; thence N. 41°42' W. along the Northeasterly line of the Alameda 36.0 feet to the point of beginning, all being a portion of Lots 8 and 9, Block 42 of Hot Springs Addition to the City of Klamath Falls, 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, except reservations, restrictions, rights of way of record and those 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 \$25,000.00. 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 30 day of April, 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.

Brian O'Maicin
Brian O'Maicin

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

April 30, 1980

Personally appeared the above named

Brian O'Maicin

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-5-83

STATE OF OREGON, County of Klamath ss.

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

John J. Carr
2719 San Miguel Ct.
Rocklin, CA 95765

NAME, ADDRESS, ZIP

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

John J. Carr
2719 San Miguel Ct.
Rocklin, CA 95765

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDERS USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 13th day of August, 1980, at 11:13 o'clock A.M., and recorded in Book/reel/volume No. 498 on page 29770 or as document/fee/file/instrument/microfilm No. 64432, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Rose Deputy

Fee \$30.00