

WARRANTY DEED

25892

8119

VOL. 118 PAGE

This Indenture Witnesseth, THAT KENNETH J. KETEL and DIANE C. KETEL,
husband and wife,

hereinafter known as grantors for the consideration hereinafter recited,
have bargained and sold, and by these presents do grant, bargain, sell and convey unto
J. CLAUDE BOWDEN,

his heirs and assigns, the following described premises, situated in Klamath County,
Oregon, to-wit:

The North 50 feet of Lot 25 and the South 10 feet of Lot 26, TONATEE HOMES.

SUBJECT TO: (1) Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith. (2) Regulations, liens, assessments and laws relating to the South Suburban Sanitary District. (3) Reservations, restrictions, conditions, easements, and building set back lines, including the terms and provisions thereof, as shown on the Plat and in the Dedication of TONATEE HOMES. (4) 1968-69 taxes, now a lien but not yet due or payable. (5) Trust Deed, including the terms and provisions thereof, dated September 24, 1964, recorded September 28, 1964, in Mortgage Volume 226 at page 76, given to secure the payment of \$12,650.00 with interest thereon and such future advances as may be provided therein, executed by Kenneth J. Ketel and Diane C. Ketel, husband and wife, to Oregon Title Company of Klamath County, trustee for beneficiary, First National Bank of Oregon, the balance of which the grantee herein expressly assumes and agrees to pay in accordance with the terms and conditions thereof.

The true and actual consideration for this transfer is \$1,800.00 cash, ~~plus~~ plus the balance of the above described mortgage.

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee

heirs and assigns forever. And the said grantor do hereby covenant to and with the said grantee, his heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals
this 1st day of August 1968.

(SEAL)

(SEAL)

Kenneth J. Ketel (SEAL)
Diane C. Ketel (SEAL)

STATE OF OREGON, County of Klamath ss. August 1, 1968.
Personally appeared the above named KENNETH J. KETEL and ~~DIANE C. KETEL~~,
~~husband and wife~~,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Ernest F. Gordon
Notary Public for Oregon
My commission expires 5-15-72

From Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____. Record of Deeds of said County.

Witness my hand and seal of County affixed.

County Clerk—Recorder.

By _____

Deputy

STATE OF ~~OREGON~~ SOUTH DAKOTA } ss.

County of Beadle

BE IT REMEMBERED, That on this 11th day of August, 1968,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named DIANE C. KETEL, wife of Kenneth J. Ketel.

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that her executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

[Signature]
Notary Public for ~~Oregon~~ South Dakota

My Commission expires Jan. 22 - 1976

8120

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Claude Bowden
this 9th day of September, A.D. 1968 at 11:35 o'clock P.M., and
duly recorded in Vol. M 68, of Deeds on Page 8119

[Signature]
DOROTHY ROGERS, County Clerk

fee 3.00

Return to:-
Claude Bowden
527 Main St.
to