

1967/80

61480

Vol. 17 Page 1909
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That KERMIT S. KEYSOR and ESTHER M. KEYSOR, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EARL F. FERNLUND and CAROLYN L. FERNLUND, husband and wife

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 NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18, Township 40 South, Range 14 East of the Willamette Meridian; Lot 2, and the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 18, Township 40 South, Range 14 East of the Willamette Meridian, said premises being sometimes described as the S $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 18, Township 40 South, Range 14 East of the Willamette Meridian, and also a deeded right of way in Klamath County, Oregon, described as follows, to-wit: The Southerly 30 feet of the land conveyed to O. D. (Orval) DeVaul and Beatrice DeVaul by Lloyd Gift, et ux., by deed recorded in Volume 171 at page 503 of Deed Records of Klamath County, Oregon, being a strip of land 30 feet in width extending due East and West across the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 18, Township 40 South, Range 14 East of the Willamette Meridian, the Southerly line of which said strip of land runs due East and West from the most Northerly point of a drain ditch now constructed across said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Sec. 18 T. 40 R. 14 E.

(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

THIS IS BEING RECORDED TO REPLACE THE WARRANTY DEED RECORDED APRIL 21st, 1971 in VOLUME M-71 AT PAGE 3476.

and that grantor will warrant and forever defend the above granted 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 \$32,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).^⓪

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 17th day of February 23, 1972.

Kermit S. Keysor
Esther M. Keysor

STATE OF OREGON, County of Klamath) ss. February 23, 1972.

Personally appeared the above named Kermit S. Keysor
Esther M. Keysor

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

JAMES W. WESLEY
(OFFICIAL SEAL)
Notary Public for Oregon

My commission expires 1-20-76

Before me: James W. Wesley
Notary Public for Oregon
My commission expires 1-20-76

NOTE: The sentence between the symbols ^⓪ if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Earl J. Fernlund
Rt 1 Box 58
Bonanza, Ore
97623

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

Fee \$2.00

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 23 day of February, 1972, at 3:15 o'clock p.m., and recorded in book M72 on page 1909.

Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title.

By Cynthia Milne Deputy.

cash