

1967/50

28-0402
KNOW ALL MEN BY THESE PRESENTS, That MARTHA KELLER, a widow, hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by JOE L. KELLER and ROSIE A. KELLER, 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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:A Tract of land situated in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ and the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12,
T39S, R9EWM, Klamath County, Oregon, more particularly described as follows:Beginning at a 5/8 inch iron pin marking the northeast corner of Lot 1,
Block 8, of Tract 1020 - Third Addition to Sunset Village, a duly recorded
plat; thence along the northerly line of said Tract 1020; N70°17'42" W.
110.00 feet; thence northerly along the arc of a curve to the left (central
angle = 01°54'46", long cord bears N18°44'55" E - 26.54 feet) 26.54 feet;
thence N72°12'28" W 172.49 feet to the easterly line of Tract 1000 - Second
Addition to Sunset Village, a duly recorded plat; thence along the Easterly
boundary of said Tract 1000; N20°01'40" E 36.50 feet; N09°59'51" E 96.98
feet; N02°46'25" E 60.49 feet; North 366 feet, more or less, to the north
line of the SW $\frac{1}{4}$ of said section 12; thence easterly along the northerly
line of the SW $\frac{1}{4}$ of said Section 12, 280 feet; thence south 366 feet, more
or less to an iron pin; thence S01°20'16" W 42.25 feet; thence S05°29'10"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (Continued)

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
1971-72 taxes; acreage and use limitations under provisions of United
States Statutes and regulations issued thereunder; liens, assessments,
regulations, contracts, easements, and water and irrigation rights of
Klamath Project and Enterprise Irrigation District; regulations, liens,
assessments, and laws relating to South Suburban Sanitary District;
and easements and rights of way of record and apparent thereon,and that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful 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 \$3,900.00

However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which) \$500.00 cash and \$3,400.00 purchase money
mortgage.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 30th day of May, 19 72.

Martha Keller

STATE OF OREGON, County of Klamath) ss. May 30, 19 72

Personally appeared the above named Martha Keller

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

Before me:

Alameda E. Guionini

Notary Public for Oregon

My commission expires Aug. 5, 1974

(OFFICIAL SEAL)

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

WARRANTY DEED

MARTHA KELLER

TO

JOE L. KELLER and

ROSIE A. KELLER

AFTER RECORDING RETURN TO

Joe Keller
Route 2 Box 532C
City

STATE OF OREGON,

County of } ss.

I certify that the within instru-
ment 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.

Title.

By

Deputy.

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

5952

Legal description continued ---

W 88.76 feet; thence S11°06'27" W 88.75 feet; thence S16°48'42" W 91.38 feet to the point of beginning, containing 3.9 acres, more or less.

STATE OF OREGON,
County of Klamath
Filed for record at request of
TRANSAMERICA TITLE INS. CO
on this 5th day of JUNE A.D. 19 72
at 10:52 o'clock A.M. and duly
recorded in Vol. M 72 of DEEDS
Page 5951
Wm D. MILNE, County Clerk
By *Phyllis D. Craig* Deputy
Fee \$4.00