

A-24365

87427

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That KEITH H. CRAMER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID JARED KEENER and LAURA LOUISE KEENER, 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:

Beginning at the extreme Southeast corner of Lot 14, Block 42 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, as duly recorded and platted; thence N 37°1' E 150.4 feet along the Southerly and Easterly line of said Lot 14, Block 42, Hot Springs Addition; thence S 54°52' E 43.4 feet along the Southerly line of the alley through Block 42, Hot Springs Addition; thence S 35°8' W 150.4 feet; thence N 54°52' W 48.7 feet along the Northeasterly line of the Alameda to the point of beginning all being in the SE 1/4 SW 1/4 of Section 28, Twp. 38 S., R. 9 E.W.M.

SUBJECT TO: All future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

(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 above set forth.

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 \$ 17,500.00.

Notwithstanding the above, the grantor hereby agrees to include in the above described premises any and all property which may hereafter be acquired by the grantor or his heirs, successors and assigns, and which is situated in the County of Klamath and State of Oregon, and which is included in the above described premises by the above described deed.

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 5 day of April, 1974; 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.

Keith H. Cramer

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

April 5, 1974

Personally appeared the above named Keith H. Cramer

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

Before me:  
Notary Public for Oregon  
My commission expires: 8-5-75

Keith H. Cramer

GRANTOR'S NAME AND ADDRESS

David Jared &amp; Laura Louise Keener

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Klamath Falls Medical Bldg.  
502 Main  
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
David J Keener  
229 Alameda  
Klamath Falls

NAME, ADDRESS, ZIP

STATE OF OREGON, County of

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

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.

Notary Public for Oregon  
My commission expires:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 5th day of APRIL, 1974, at 3:36 o'clock P.M., and recorded in book M74 on page 4190 or as file/reel number 87427.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel J. Dwyer Recording Officer

FEE \$2.00