

28-8649 01-09887

FORM No. 633—WARRANTY DEED (Individual or Corporate)

1-1-74

1875

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

HAROLD I. KEZER, JR. and LOIS R. KEZER, husband and wife,
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
SHERWOOD & ROBERTS, INC., a Washington corporation, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 14, in Block 7, Tract No. 1037 known as FIFTH ADDITION TO SUNSET
VILLAGE, in Klamath County, Oregon.

SUBJECT TO THAT CERTAIN MORTGAGE, including the terms and provisions thereof,
dated January 18, 1973, recorded January 19, 1973 in Book M-73 at page 718,
Microfilm Records, given to secure the payment of \$27,500.00, with interest
thereon and such future advances as may be provided therein, executed by
Harold I. Kezer, Jr. and Lois R. Kezer, husband and wife, to Oregon Telephone
Employees Credit Union, which Mortgage Sherwood & Roberts, Inc. agrees to pay.

(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
easements and restrictions of record, if any, and SUBJECT TO THAT CERTAIN
MORTGAGE AS DESCRIBED ABOVE,

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 \$38,500.00.
However, the actual consideration consists of or includes other property or value given or promised which is
the whole part of the 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 24th day of March, 1975;
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.

(If executed by a corporation,
affix corporate seal)

Harold I. Kezer, Jr.

Lois R. Kezer

STATE OF OREGON,

County of Klamath } ss.
March 24th, 1975

Personally appeared the above named

Harold I. Kezer, Jr. and
Lois R. Kezer, his wife,and acknowledged the foregoing instru-
ment to be their voluntary act and deed.Before me:
Notary Public for Oregon
My commission expires 7-30-77(OFFICIAL
SEAL)STATE OF OREGON, County of _____) ss.
_____, 19____

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 be-
half 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)

HAROLD I. KEZER, JR., et ux

3904 Redondo Way

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

SHERWOOD & ROBERTS, INC.

P. O. Box 1517 ATTN: Reed Clark

Walla Walla, Washington 99362

GRANTEE'S NAME AND ADDRESS

After recording return to:

Sherwood & Roberts, Inc.

P. O. Box 1517 ATTN: Reed Clark

Walla Walla, Washington 99362

NAME, ADDRESS, ZIP

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

445 S. 8th

540 Main

City

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH } ss.I certify that the within instru-
ment was received for record on the
18th day of JUNE, 1975,
at 3:45 o'clock PM, and recorded
in book M. 75 on page 6889 or as
file/reel number 1875.

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. MILNE

By Hazel Hazel Recording Officer
Deputy

FEE \$ 2.00