

11447

WARRANTY DEED

Vol. 76 Page 3807

KNOW ALL MEN BY THESE PRESENTS, That
STEVEN KEEL and CAROL KEEL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN C. IZETT and CHARLOTTE M. IZETT, 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:

Lot 17 in Block 8 of Tract 1079 known as SIXTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

⁵⁷
-SUBJECT TO:

- SUBJECT TO:
1. Statutory powers, including power of assessment, of South Suburban Sanitary District.
 2. Statutory powers, including power of assessment, of Enterprise Irrigation District.
 3. Restrictions and easements as contained in plat dedication.
 4. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded June 29, 1973 in Volume M/3, page 8283, Microfilm Records of Klamath County, Oregon.

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

(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 set forth above

EXCEPT as set forth 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 \$ 38,000.00

~~There is no actual consideration paid for this transfer, stated in terms of dollars, is \$ 38,000.00~~

~~consideration (indicate symbol) (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

In construing this deed and where the context so requires, the singular includes the plural and vice versa, and the masculine includes the feminine. No 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 22 day of March, 1976.

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.

[Signature]

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss
March 17, 1976.

Personally appeared the above named
Steven Keel, and Carol Keel

and, acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL)

SEAL) Notary Public for Oregon
My commission expires:

My commission expires: 3/25/77

STATE OF OREGON, County of.....) ss

Personally appeared _____, 19____, _____ and _____
_____, who, being duly sworn,
for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of _____.

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.

Before me: _____ (OFFICIAL

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON, } ss

County of KLAMATH

I certify that the within instrument was received for record on the 17th day of MARCH, 1976, at 11:19 o'clock A.M., and recorded in book M 76 on page 3807 or as file/reel number 11447.

Witness my hand and seal of
County affixed.

By Harold D. Payne Recording Officer Deputy

FE \$ 3.00

KEEL

GRANTOR'S NAME AND ADDRESS

IZETT

GRANTEE'S NAME AND ADDRESS

After recording return to:
John C. and Charlotte M. Izett
3878 Rio Vista
Klamath Falls, Oregon 97601

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

State of Oregon D.V.A.
1225 Ferry St. S.E.
Salem, Oregon 97310

NAME ADDRESS, ZIP