

12895

WARRANTY DEED

Vol. 76 Page 5975

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GERALD L. BROWN and DAWN P. BROWN, husband and wife

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 4 in Block 4 of Tract 1087, FIRST ADDITION TO BANYON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Rules, regulations and statutory powers of South Suburban Sanitary District.
2. Building setback line 25 feet from front of lot as shown on dedicated plat.
3. A 16 foot utility easement over Westerly portion of lot, as shown on dedicated plat.
4. Reservations and restrictions as shown on dedicated plat.
5. Reservations and restrictions as contained in instrument recorded in Volume 226, page 191, Deed Records of Klamath County, Oregon.
6. Covenants, conditions and restrictions, imposed by instrument, including the terms and provisions thereof, recorded December 23, 1974, in Volume M74 at page 16182, Microfilm Records of Klamath County, Oregon.

(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 hereinabove

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 \$30,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 21st day of April, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,  
County of Klamath  
April 22, 1976

Personally appeared the above named  
Steven Keel and Carol Ann Keel

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-21-77

STATE OF OREGON, County of \_\_\_\_\_ ss.  
1976

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.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 23rd day of APRIL, 1976, at 11:55 o'clock A.M., and recorded in book M 76 on page 5975 or as file/reel number 12895.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. MILNE

By Hazel Milne Recording Officer  
Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Gerald L. Brown  
4608 Alpine Drive  
Klamath Falls, Oregon 97601

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

Dept. of Veterans' Affairs  
General Services Bldg.-1225 Ferry S.E.  
Salem, Oregon 97310

NAME, ADDRESS, ZIP