

01-10347 A-272

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

STEVENSON LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

18256

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That KENO CONSTRUCTION COMPANY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ronald L. Heckenlively and Roberta Heckenlively, 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 (5) Block (29) Fifth Addition to Klamath River Acres of Oregon, Ltd. according to the official plat thereof on file in the 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 easements and restrictions of record or apparent on the face of the land.

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 \$ 34,500.00. 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 24th day of August, 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)

E. J. Shipsey
Delva M. Ellingboe

STATE OF OREGON, ss.
County of _____, 19____

STATE OF OREGON, County of Klamath ss.
August 24, 19 76

Personally appeared the above named _____

Personally appeared E. J. Shipsey and Delva M. Ellingboe, 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 Keno Construction Company.

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

Construction Company, 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:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: May 31 - 1980

Keno Construction Company
Box 52
Keno, Oregon 97627
GRANTOR'S NAME AND ADDRESS

STATE OF OREGON, ss.
County of Klamath

Ronald L. Heckenlively & Roberta Heckenlively
General Delivery
Keno, Oregon 97627
GRANTEE'S NAME AND ADDRESS

I certify that the within instrument was received for record on the 27th day of AUGUST, 19 76, at 2:55 o'clock P. M., and recorded in book M 76 on page 13438 or as file/reel number 18256
Record of Deeds of said county.

After recording return to:
Ronald L. & Roberta Heckenlively
General Delivery
Keno, Oregon 97627
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

Witness my hand and seal of County affixed.

Until a change is requested all tax statements shall be sent to the following address:
Ronald L. & Roberta Heckenlively
General Delivery
Keno, Oregon 97627
NAME, ADDRESS, ZIP

WM. D. NI LNE
By _____ Recording Officer
FEE \$ 3.00