

18729

WARRANTY DEED

Vol. M76. Page 4078

GARY DUANE LANCASTER

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL P. KEENAN and JUDY K. KEENAN, 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 2 in Block 4, MOYINA MANOR, according to the official plat thereof on file in the office of the County clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1976-77, a lien but not yet due and payable.
2. Regulations of South Suburban Sanitary District.
3. Reservations and restrictions as contained in plat dedication.
4. Building set back line 20 feet along streets, as shown on dedicated plat.
5. Public utilities easement 8 feet along rear of each lot, as shown on dedicated plat.
6. Covenants, conditions and restrictions, imposed by instrument recorded September 4, 1968 in Volume M68, page 8013.

(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

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 \$ 30,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).~~ (The sentence between the symbols ①, 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 10th 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)

STATE OF OREGON, } ss.
County of Klamath }
August 10, 1976

Personally appeared the above named
Gary Duane Lancaster

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

Before me,
(OFFICIAL SEAL) Notary Public for Oregon

My commission expires: 8-12-77

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 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Michael P. & Judy K. Keenan
6512 Climax Street
Klamath Falls, Oregon

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
First National Bank
P. O. Box 3131
Portland, Oregon 97208

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 9th day of September, 1976, at 9:12 o'clock A.M., and recorded in book M76 on page 4078 or as file/reel number 18729. Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

Wm. D. Milne, County Clerk
Recording Officer
Deputy

fee \$3.00