

23582

WARRANTY DEED

Vol. 76 Page

20851



KNOW ALL MEN BY THESE PRESENTS, That

Joe L. Keller and Rosie A. Keller,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Stephen J. Keller, a single man

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:

Undivided 30 per cent interest in the following described real property:

## Parcel 1:

A tract of land situated in the SW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub> of Section 7, T. 39S, R 10 E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin on the east right of way line of the Klamath Falls-Merrill Highway from which the south-west corner of said section 7 bears south 910.6 feet and N 89°27'W 30.00 feet distant; thence South along the said east right of way line of said Highway 175.00 feet; thence East at right angles to said Highway right of way line to the centerline of the Enterprise Irrigation District Canal; thence woutheasterly along the centerline of said canal to a point which is East 965.19 feet from the point of beginning; thence West 965.19 feet to the point of beginning, containing 3.8 acres, more or less, with bearings based on Deed Volume M-65 - 3502, as recorded in the Klamath County deed records. (Continued:)

(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 of record

including mortgage which grantee assumes pro rata with grantor

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 \$ 5,000.00

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 ©, 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 30th day of December, 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  
December 30, 1976

Personally appeared the above named  
Joe L. Keller and Rosie A. Keller,  
husband and wife

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

Before me:  
(OFFICIAL SEAL) *David J. Brown*  
Notary Public for Oregon  
My commission expires: 11-12-78

STATE OF OREGON, County of } ss.  
December 30, 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 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:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
Joe L. Keller 6112 Harbor Dr. City	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address:	
Moler Equipment Co. 4343 Hwy 57 City	
NAME, ADDRESS, ZIP	

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.  
County of \_\_\_\_\_  
I certify that the within instru-  
ment was received for record on the  
day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
file/reel number \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy



20952

Legal discription continued-----

Parcel 2:

A tract of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 7, T39S, R10 E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at a point on the east right of way line of the Klamath Falls-Merrill Highway from which the southwest corner of said Section 7 bears South 745.6 feet and N89°26'W 30.00 feet distant; said point also being the southwest corner of that tract of land described in Deed Volume M76-Page 6844, as recorded in the Klamath County Deed Records; thence South along said east right of way line of said highway 20.0 feet; thence East at right angles to said Highway right of way line 335.0 feet; thence North parallel to said highway right of way line 20.0 feet; thence west 335.0 feet to the point of beginning, containing 0.15 acres, more or less, with bearings based on Deed Volume M65-3502, as recorded in the Klamath County Deed records.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

1199 104 104010/04 104010/10

this 30th day of December A. D. 1976 at 4:16 o'clock P. M., and

duly recorded in Vol. M 76, of Deeds on Page 20951

Wm D. MILNE, County Clerk

By *[Signature]*

Fee \$6.00