

24413

KNOW ALL MEN BY THESE PRESENTS, That WESLEY E. WILLIAMS and MARILYN WILLIAMS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVEN KEEL and CAROL A. KEEL, 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:

The South 220 feet of Lot 1, Block 1, PINE GROVE PONDEROSA SUBDIVISION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECTO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways; 2. A 25 foot building setback line along front of lot as shown on dedicated plat; 3. A 16 foot public utilities easement along rear of lot, as shown on dedicated plat; 4. Restrictions and easements as contained in plat dedication; 5. Easement and right of way, including the terms and provisions thereof, recorded August 1m 1942 in Volume 149, page 144, Deed Records of Klamath County, Oregon; 6. Covenants, conditions and restrictions, imposed by instrument, including the terms and provisions thereof, recorded December 12, 1966 in Volume M66, page 12403, Microfilm Records, Klamath County, Oregon.

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 shown herein

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 \$10,500.00. 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 18 day of January, 1977; 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)

Wesley E. Williams
Marilyn Williams

STATE OF OREGON, ss.
County of Klamath
January 18, 1977

Personally appeared the above named Wesley E. Williams and Marilyn Williams

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

Before me: [Signature]
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 8-12-77

STATE OF OREGON, County of ss.
Personally appeared, 19, and

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

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Steven and Carol Keel

Box 1604

Call, on 27601

NAME, ADDRESS, ZIP

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

SAME

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 20th day of JANUARY, 1977, at 1:10 o'clock P.M., and recorded in book M 77 on page 1074 or as file/reel number 24413.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By [Signature] Deputy

FEE \$ 3.00

SPACE RESERVED FOR RECORDER'S USE