

L# 014 1089 MTC-2888

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

1-1-74

25124

WARRANTY DEED

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## KNOW ALL MEN BY THESE PRESENTS, That

Steven Keel and Carol Keel  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 Claude J. Maben and Dolores Ann Maben, 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 ap-  
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 92, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, according  
 to the official plat thereof on file in the office of the County Clerk 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 or restrictions of record, common to the area 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 \$ 36,500.00

However, the whole part of the

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 4th day of February, 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)

STATE OF OREGON,

County of Klamath

February 4, 1977

Personally appeared the above named

Steven Keel and Carol Keel

and acknowledged the foregoing instru-  
 ment to be their voluntary act and deed.

(OFFICIAL  
 SEAL)

Before me,  
 Notary Public for Oregon  
 My commission expires: 11-12-77

STATE OF OREGON, County of

Personally appeared

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.

Notary Public for Oregon  
 My commission expires:

(OFFICIAL  
 SEAL)

Steven Keel and Carol Keel

GRANTOR'S NAME AND ADDRESS

Claude J. Maben and Dolores Ann Maben

GRANTEE'S NAME AND ADDRESS

After recording return to:  
 First Federal Savings  
 Share Plaza

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-  
 ment was received for record on the  
 8th day of FEBRUARY, 1977,  
 at 8:43 o'clock A.M., and recorded  
 in book M77 on page 2251 or as  
 file/reel number 25124.

Record of Deeds of said county.  
 Witness my hand and seal of  
 County affixed.

WM. D. MILNE

Recording Officer

By Hazel Maguire Deputy

FEE \$ 3.00