

1-1-74

26956

WARRANTY DEED

Vol.

17

Page

4669

KNOW ALL MEN BY THESE PRESENTS, That Andrew J. Keteles, Jr. an unmarried man, as undivided $\frac{1}{2}$ interest and Joseph P. Rothaus, a married man, an undivided $\frac{1}{2}$ interest hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ann Hartman, a married woman, as undivided $\frac{1}{2}$ interest & Joseph P. Rothaus, married man, undivided $\frac{1}{2}$ interest 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:

NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 5 Township 36 South, Range 11 East of the Willamette Meridian, EXCEPTING THEREFROM the W $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ and also Excepting the E $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$

(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

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 \$
 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 day of 19; 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.

OFFICIAL SEAL
 ROBERT L. WEIJLAND
 NOTARY PUBLIC - CALIFORNIA
 COUNTY OF PLACER
 My Commission Expires October 27, 1979

STATE OF OREGON,
 County of Placer
 4 Feb 1977

Personally appeared the above named persons,
 Andrew J. Keteles, Jr. AND
 Joseph P. Rothaus

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

Before me,
 Notary Public for California
 My commission expires OCT. 27, 1979

OFFICIAL SEAL
 ROBERT L. WEIJLAND
 NOTARY PUBLIC - CALIFORNIA
 COUNTY OF PLACER
 My Commission Expires October 27, 1979

STATE OF OREGON, County of Placer
 14 Feb 1977
 Personally appeared Andrew J. Keteles, Jr. and Joseph P. Rothaus, 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

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,
 Notary Public for Oregon
 My commission expires October 27, 1977

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 21st day of MARCH, 1977, at 2:36 o'clock P.M., and recorded in book M. 77 on page 4669 or as file/reel number 26956, Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. MILNE
 Recording Officer
 By Hazel Drake Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Andrew J. Keteles, Jr. &
 Joseph P. Rothaus
 2684 Cherry Blossom Way
 NAME, ADDRESS, ZIP

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

Union City, Calif 94587
 NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

38
 77 MAR 21 PM 3 59
 77 MAR 21 PM 3 55

77 MAR 21 PM 3 21

STAPLE HERE

COB
SEAL

After recording return

After recording return
 ERNE
 3332
 Klamath

Until a change is requested