

27684

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Dudley D. Steademan and Elaine S. Steademan, husband and wife, and Jack A. Clem and Nellie M. Clem, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Dudley D. Steademan and Elaine S. Steademan, 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 North one-half of Lot 4, Block 9, of the First Addition To Keno Whispering Pines Subdivision, situated in 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 those of record and apparant upon 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 \$other than money. 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 5th day of April, 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

April 5, 1977

Personally appeared the above named Nellie M. Clem, Elaine S. Steademan, Jack A. Clem and Dudley D. Steademan and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: J. B. Plubok
Notary Public for Oregon 8-12-77
My commission expires:

STATE OF OREGON, County of Klamath) ss.

April 5, 1977

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: _____
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Jack A. & Nellie M. Clem
P.O. Box 36
Keno, Or. 97627

GRANTOR'S NAME AND ADDRESS

Dudley D. & Elaine S. Steademan
P.O. Box 163
Keno, Or. 97627

GRANTEE'S NAME AND ADDRESS

After recording return to:
Dudley D. & Elaine S. Steademan
P.O. Box 163
Keno, Or. 97627

NAME, ADDRESS, ZIP

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

grantee same as above
Dudley D. & Elaine S. Steademan
P.O. Box 163 97627

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 5th day of APRIL, 1977, at 4:07 o'clock P.M., and recorded in book 77 on page 5705 or as file/reel number 27684. Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. MILNE

Recording Officer

B. Hazel Drago Deputy

FEE \$ 3.00