

1-1-74

28413

WARRANTY DEED

Vol. 77 Page 6790

KNOW ALL MEN BY THESE PRESENTS, That Keno Construction Company

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Carl M. Nielsen and Carmelita J. Nielsen H/W, 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:

Lot 9, Block 30, Fifth Addition to Klamath River Acres of Oregon, Ltd., according to the official plat thereof on file in the records 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 and restrictions of record 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 \$37,000.00. ~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$37,000.00. (The sentence between the symbols (1), 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 20th 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.

Keno Construction Company

E. J. Shipsey - President

STATE OF OREGON,

County of Klamath

April 20, 1977

Personally appeared the above named E. J. Shipsey

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

Before me: Selva M. Ellingboe  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires 4/18/80

STATE OF OREGON, County of Klamath ss.  
April 20, 1977

Personally appeared E. J. Shipsey and Marjorie J. Rambo, 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 Keno

Construction Company, 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: Selva M. Ellingboe  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires 4/18/80

Keno Construction Company

Box 52

Keno, Oregon 97627

GRANTOR'S NAME AND ADDRESS

Carl M. Nielsen &amp; Carmelita J. Nielsen

Keno, Oregon 97627

GRANTEE'S NAME AND ADDRESS

After recording return to:

Carl M. Nielsen &amp; Carmelita J. Nielsen

Keno, Oregon 97627

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Department of Veteran's Affairs  
1225 Ferry Street, S. E.  
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 20th day of APRIL, 1977, at 3:45 o'clock P.M., and recorded in book M77 on page 6790 or as file/reel number 28413.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

Deputy

FEE \$ 3.00

Initial  
different  
States at  
\$214.00  
first  
successive year  
and advances  
principal.  
The due date  
in the even  
the balance shall  
This note is  
Dated at Klamath