

28716
KNOW ALL MEN BY THESE PRESENTS, That Willard B. Keller and Nola J. Keller, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Howard L. Hayes and Betty Jane Hayes, husband and wife, and Timothy Lee Hayes and Mary Elizabeth Hayes, hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

Lot 14, Block 1, of YONNA WOODS TRACT 1009.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, that the said premises are free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

and that grantor will warrant and forever defend the above granted 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 \$7,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 8th day of April, 1977; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Willard B. Keller
Willard B. Keller

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.

April 8, 1977.

Personally appeared the above named Willard B. Keller and Nola J. Keller and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: Margaret E. Gokey
Notary Public for Oregon
My commission expires: 3-19-81

STATE OF OREGON, County of Klamath } ss.

Personally appeared _____, 19____.

_____ 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)

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

(SURVIVORSHIP)

WILLARD B. KELLER, ET UX

TO

HOWARD L. HAYES, ET AL

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

Timothy Lee Hayes
Route 1, Box 344
Bonanza, Oregon 97623

(DON'T USE THIS SPACE! RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

FEE \$ 3.00

STATE OF OREGON

County of Klamath } ss.

I certify that the within instrument was received for record on the 27th day of APRIL, 1977.

at 11:06 o'clock AM., and recorded in book M77 on page 7162 or as file number 28716, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK Title.

Deputy.

Until a change is requested, all tax statements shall be sent to the following name and address
Timothy Lee Hayes