

03-10778

38-12885

1-1-74

32420

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Keno Construction Company

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Elmer G. Wiesenborn and Helen L. Wiesenborn, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 4, Block 32, 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 \$46,900.00

~~However, the actual consideration consists of or includes other property or value given or purchased which is part of the 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 8th day of July, 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

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____

ss.

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

STATE OF OREGON, County of Klamath

ss.

July 8, 1977

Personally appeared E. J. SHIPSEY

who, being duly sworn,

did say that he is _____ president of Keno Construction Company

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:

Selma M. Ellingboe

Notary Public for Oregon

My commission expires: 4/18/80

(OFFICIAL SEAL)

Keno Construction Company

Box 52

Keno, Oregon 97627

GRANTOR'S NAME AND ADDRESS

Elmer G. Wiesenborn & Helen L. Wiesenborn

4674 Cambio Ct.

Fremont, Calif. 94536

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Federal Savings and Loan

540 Main St.

Klamath Falls, Ore. 97601

NAME, ADDRESS, ZIP

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

Elmer G. Wiesenborn & Helen L. Wiesenborn

First Federal Savings & Loan

540 Main St., Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 13th day of July, 1977, at 10:53 o'clock A.M., and recorded in book M.77 on page 12381 or as file/reel number 32420.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

Fee \$3.00 By Pat McCullough Deputy