

15-74

34226

## WARRANTY DEED

Vol. 77 Page 15013

KNOW ALL MEN BY THESE PRESENTS, That KLAMATH RIVER ACRES OF OREGON, LTD.:

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by.....  
KENO CONSTRUCTION COMPANY....., 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 2, Block 34, 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

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 \$ 7,500.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 175000.00

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 12<sup>th</sup> day of August, 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)

Attorney-in-fact for Benjamin Curtis Harris a  
General partner of Klamath River Acres of Oregon

STATE OF OREGON, )  
County of Klamath ) ss  
August 12, 1977

Personally appeared the above named E. J. Shipsey, a general partner of Klamath River Acres of Oregon, Ltd.

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

NOTAR Before me:  
(OFFICIAL SEAL) *Alisa M. Ellingboe*

Notary Public for Oregon  
My commission expires: 4/18/80

STATE OF OREGON, County of ) ss.  
 \_\_\_\_\_, 19\_\_\_\_

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 \_\_\_\_\_

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.

Klamath River Acres of Oregon, Ltd.  
Box 52  
Kenosha, Oregon 97627

Keno Construction Company  
Box 52  
Keno, Oregon 97627

**After recording return to:**

Keno Construction Company  
Box 52  
Keno, Oregon 97627

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

Keno Construction Company  
Box 52  
Keno, Oregon 97627

STATE OF OREGON,

SPACE RESERVED  
FOR  
RECORDER'S USE

By \_\_\_\_\_ Deputy



ACKNOWLEDGMENT BY ATTORNEY IN FACT

15014

STATE OF OREGON }  
County of Klamath }

On the 12th day of August, 1977, personally appeared  
E. J. SHIPSEY, who being first duly sworn, did say that he is  
the attorney-in-fact for BENJAMIN CURTIS HARRIS and that he  
executed the foregoing instrument by authority of and in behalf of  
said Principal; and that he acknowledged said instrument to be the  
act and deed of said Principal.

Before me: Delia M. Ellingboe  
Notary Public for Oregon  
My Commission Expires: 4/18/80

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~at request of~~

this 17th day of AUGUST A. D. 1977 at 10:08 o'clock AM, or PM

duly recorded in Vol. M77, of DEEDS on Page 15013

FEE \$ 6.00

By Wm D. MILNE County Clerk  
Harold Drayton