

L#0141335 MTC-4200

FORM No. 632-WARRANTY DEED (Individual or Corporate)

1-1-74

WARRANTY DEED

Vol. 17 Page 17685

36082
KNOW ALL MEN BY THESE PRESENTS, That Billie J. Kezer and Chester Kezer

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by George A. Gage and Angela S. Gage, 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 up-pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Southerly 104.4 feet of Tract 42 of FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon;

LESS AND EXCEPTING the West 5.0 feet thereof heretofore conveyed to Klamath County for road purposes.

(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 or restrictions of record, common to the area 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 \$ 30,500.00. However, the actual consideration consists of or includes other property, or value given or promised, which is part of the consideration (indicate which symbols, if not applicable, should be deleted. See ORS 93.000).

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 SEPTEMBER, 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

SEPTEMBER 20, 1977

Personally appeared the above named Billie J. Kezer and Chester Kezer

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

Notary Public for Oregon
My commission expires: 11-12-78

STATE OF OREGON, County of) ss.

Personally appeared

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)

Billie J. Kezer and Chester Kezer

GRANTOR'S NAME AND ADDRESS

George A. Gage

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath List Federal
Shasta Plaza

NAME, ADDRESS, ZIP

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

Klamath List Federal
Shasta Plaza

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 21st day of September, 1977, at 12:28 o'clock P.M., and recorded in book M77 on page 17685 or as file/reel number 36082, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Hazel Dray Deputy
Recording Officer

Fee \$3.00