

T/A 38-13339-11

FORM No. 633—WARRANTY DEED (Individual or Corporate).

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97204

1-1-74

36921

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

KENO CONSTRUCTION COMPANY, an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

MICHAEL H. SCHMIDT and KATHLEEN F. SCHMIDT, 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 in Block 38, Tract No. 1084, SIXTH ADDITION TO KLAMATH RIVER ACRES, Klamath County, Oregon.

SUBJECT TO: 1. Taxes for the year 1977-78 are now a lien but not yet payable. 2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Sixth Addition to Klamath River Acres. 3. An easement created by instrument, recorded November 16, 1956 in Book 288 at Page 72. 4. Proposed formation of Klamath River Acres Special Road District as disclosed by Order dated January 29, 1975 filed in County Commissioners Journal.

(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

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 \$ 53,068.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 6th day of October, 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

ss.

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Personally appeared the above named

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath

October 6, 1977

Personally appeared Ed Shipsey

ss.

who, being duly sworn,

each for himself and not one for the other, did say that the former is the

president of KENO CONSTRUCTION CO.

KENO CONSTRUCTION CO.

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:

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 6th day of OCTOBER, 1977, at 3:45 o'clock PM., and recorded in book M77 on page 19073 or as file/reel number 36921, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Kenneth A. Nelson Deputy

FEE \$ 3.00

KENO CONSTRUCTION CO.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr and Mrs. Schmidt
PO Box 414
Keno, OR 97627

NAME, ADDRESS, ZIP

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

Security Savings Loan
332 So. 4th St.
Klamath Falls, OR

NAME, ADDRESS, ZIP

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