

36994

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That.....DONALD J. HEMMESCH and OLGA HEMMESCH, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DARRYL G. KEESEE and LYNN M. KEESEE, 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: The north half of Lot 6 of MILLER PARK, a re-subdivision of Lots 36, 37, 38, 39, 40, 41, and vacated alley Block f, HOMECREST, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

## SUBJECT TO:

1. Taxes for the fiscal year 1977-1978, a lien but not yet due and payable.
2. Statutory powers of South Suburban Sanitary District.
3. Statutory powers of Klamath Irrigation District.
4. Reservations as contained in plat dedication of Miller Park.
5. Reservations as contained in plat dedication of Homecrest.
6. Reservations as contained in deed recorded August 22, 1945 in Volume 179, page 211, Deed 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

AS SET FORTH ABOVE

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 \$28,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 7th 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)

*Donald J. Hemmesch*  
*Olga Hemmesch*

STATE OF OREGON,

County of Klamath

October 7, 1977

STATE OF OREGON, County of.....) 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 be-

half 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)

Personally appeared the above named  
Donald J. Hemmesch and Olga Hemmesch

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires:

HEMMESCH

GRANTOR'S NAME AND ADDRESS

KEESEE

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Darryl G. Keesee

5641 Miller

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Dept. of Veteran's Affairs

General Services Building

Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-

ment was received for record on the

7th day of OCTOBER, 1977,

at 3:36 o'clock P.M., and recorded in

book M77 on page 19192 or as

file/reel number 36994.

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

WM. D. MILNE

Recording Officer

By *Hazel Draz* Deputy

FEE \$ 3.00