

39978

WARRANTY DEED

Vol. ^m 77 Page 23563, (59)

KNOW ALL MEN BY THESE PRESENTS, That STEVEN KEEL and CAROL KEEL, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID G. MONTGOMERY and THELMA J. MONTGOMERY, 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 95, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

SUBJECT TO:

1. Statutory powers, including the power of assessment of Klamath Irrigation Dist.
2. Conditions and restrictions, and omissions of restrictions as adopted by plat dedication recorded February 20, 1951 in Vol. 245, page 361, Deed Records of Klamath County, Oregon.
3. Building restrictions as contained in Plat dedication.
4. Building set back line as shown on plat dedication.
5. An easement, created by instrument recorded Jan. 23, 1951 in Vol. 244, page 613, Deed Records of Klamath County,

(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 THOSE 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 \$ 33,900.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols ^①, 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 5th day of December, 19 77; 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) ss.
December 5, 19 77.

Personally appeared the above named Steven Keel and Carol Keel, husband and wife,

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

Before me: *Edward J. Davis*
(OFFICIAL SEAL) Notary Public for Oregon

My commission expires: 7/19/78

STATE OF OREGON, County of) ss.
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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)

KEEL

GRANTOR'S NAME AND ADDRESS

MONTGOMERY

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. David G. Montgomery
1029 Merryman Drive
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,) ss.

County of Klamath

I certify that the within instrument was received for record on the 5th day of DECEMBER, 19 77, at 3:43 o'clock P.M., and recorded in book M77 on page 23563 or as file/reel number 39978

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer
By *Bernetha J. DeLoach* Deputy

FEE \$ 3.00