

40326

WARRANTY DEED

Vol. 77 Page 24016
CLATSOP COUNTY LAW PUBLISHING CO., PORTLAND, OR. 97204

KNOW ALL MEN BY THESE PRESENTS, That Keno Construction Company

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Charles W. Courtois and Alice F. Courtois, husband & 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:

A parcel of land situated in Section 30, Township 39 South, Range 8 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a 5/8 inch iron pin, marking the Southeast corner of the NE1/4NW1/4 of said Section 30; thence along the South line of said NE1/4NW1/4, North 89° 45' 54" West 1100.18 feet to a 5/8 inch iron pin; thence North 48° 50' 01" East leaving said South line, 1451.52 feet to a 5/8 inch iron pin on the North-South center of Section line; thence along said North-South center of Section line South 00° 26' 44" East, 960.00 feet to the point of beginning.

(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 and restriction 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 \$49,500.00

① However, the actual consideration consists not only of the above stated sum of money, but also of other property or value given or promised, which is consideration (indicate which). ② (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 27th day of November, 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)

President - Keno Construction Company

STATE OF OREGON, }
County of _____ } ss.
_____, 19____.

Personally appeared the above named _____

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

Before me:

Notary Public for Oregon
My commission expires: _____

STATE OF OREGON, County of Klamath } ss.
November 23, 1977.

Personally appeared E. J. Shipsey _____

_____, who, being duly sworn,

he is _____ president of _____

Keno Construction Company

_____, 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: 4/18/80

(OFFICIAL SEAL)

Keno Construction Company

Box 52

Keno, Oregon 97627

GRANTOR'S NAME AND ADDRESS

Charles W. Courtois and Alice F. Courtois

Box 255

Keno, Oregon 97627

GRANTEE'S NAME AND ADDRESS

After recording return to:

Transamerica Title - Donna

NAME, ADDRESS, ZIP

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

Charles W. Courtois & Alice F. Courtois

Box 255

Keno, Oregon 97627

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 12th day of DECEMBER, 1977, at 3:27 o'clock PM., and recorded in book M77 on page 24016 or as file/reel number 40326, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By _____ Recording Officer
_____, Deputy
FEE \$ 3.00

SPACE RESERVED
FOR
RECORDER'S USE