

41989

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ROBERT JON BOGATAY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM H. MCKEEVER and MONETA MCKEEVER, 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 5 in Block 44 in HOT SPINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk 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 except that Trust Deed in favor of Klamath First Federal Savings, recorded November 1, 1976 in Vol. M76, page 17322, which the grantees herein agree to assume and pay according to the terms contained therein.

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 \$ 32,500.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 10th day of January, 1978, 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)

Robert Jon Bogatay

STATE OF OREGON, }
County of Klamath } ss.
January 10, 1978

STATE OF OREGON, County of _____) ss.
January 10, 1978

Personally appeared the above named
Robert Jon Bogatay

Personally appeared _____ and
_____ 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 _____

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

_____ 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:
J. G. Blubaugh
Notary Public for Oregon
My commission expires: 8-23-81

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
William H. & Moneta McKeever
934 W. Wilson
Banning, Ca. 92220
NAME, ADDRESS, ZIP

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

Klamath First Federal Savings
540 Main Street
Klamath Falls, Oregon
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 20th day of January, 1978, at 10:22 o'clock A.M., and recorded in book M78 on page 1252 or as file/reel number 41989, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By *Bernetha S. Leloch* Deputy
Recording Officer

Fee \$3.00