

TA D-13967-0

FORM No. 693—WARRANTY DEED (Individual or Corporate)

STEVEN-NEBS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

42249

WARRANTY DEED

Vol. ^m 78 Page 1593

KNOW ALL MEN BY THESE PRESENTS, That Keno Construction Company

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GERALD R. HARTMANN AND MARYANN S. HARTMANN, 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 2, Block 34, Fifth Addition to Klamath River Acres of Oregon, Ltd.
according to the official plat thereof on file in the 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 except easements and restrictions 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 \$ 47,900.00

However, the actual consideration consists of ~~XXXXXX~~ ^{the sum of} consideration (indicate which) ^{the sum of} (The sentence between the symbols ^{the sum of}, 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 11th 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.



President - Keno Construction Company

STATE OF OREGON, County of Klamath) ss.
January 11, 1978, 19

Personally appeared E. J. Shipsey

who, being duly sworn,

did say that he is president of Keno Construction Company

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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Notary Public for Oregon
My commission expires: 4/18/80

KENO CONSTRUCTION COMPANY

Box 52

Keno, Ore. 97627

GRANTOR'S NAME AND ADDRESS

Gerald Hartmann and Maryann Hartmann

Keno, Oregon 97627

GRANTEE'S NAME AND ADDRESS

After recording return to:

7A Branch

NAME, ADDRESS, ZIP

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

Gerald Hartmann and Maryann Hartmann

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 26th day of January, 1978, at 3:16 o'clock P.M., and recorded in book M78 on page 1593 or as file/reel number 42249.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By Bernhardt Ketch Deputy

Fee \$3.00