

42925

WARRANTY DEED

Vol. 1178 Page 2545KNOW ALL MEN BY THESE PRESENTS, That Keno Construction Company

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Frank B. Marshall and Mildred E. Marshall, 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 4, Block 28, 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 \$ 46,900.00

~~Whereby the value of the consideration consists of or includes other property or value given or promised which is~~
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 2nd day of February, 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)

STATE OF OREGON,

County of _____

ss.

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

President

Keno Construction Company

STATE OF OREGON, County of Klamath) ss.
February 2, 1978Personally appeared E. J. Shipsey

_____ who, being duly sworn,

did say that ~~the above named~~ _____

He is _____

president ~~of the above named~~ _____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:

Delva M. Ellingson

Notary Public for Oregon

My commission expires: 4/18/80

(OFFICIAL SEAL)

Keno Construction Company

Box 52Keno, Oregon 97627

GRANTOR'S NAME AND ADDRESS

Frank B. Marshall and Mildred E. Marshall

826 N. 9th St.Klamath Falls, Ore. 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL540 MAINKLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

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

Frank B. Marshall & Mildred E. Marshall

826 N. 9th St.Klamath Falls, Ore. 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 10th day of February, 1978, at 3:32 o'clock PM, and recorded in book M78 on page 2545 or as file/reel number 42925

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Wm. D. Milne

By Benedict J. Fitch Recording Officer

Deputy

Fee \$3.00