

44718

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That WENDELL KEENE, a single man

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH O. EARNEST and SHIRLEY A. EARNEST, 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:

The Westerly 65 feet of Lot 1, Block 2, TONATEE HOMES, First Addn. 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

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 \$ 27,500.00

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 15 day of MARCH, 19 78; 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)

Wendell O. Keene
Wendell Keene

STATE OF OREGON,

County of KlamathMAR. 15, 19 78

Personally appeared the above named
WENDELL KEENE, a single man

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My Commission expires: 9-18-81STATE OF OREGON, County of Klamath) ss.

Personally appeared Wendell O. Keene and Shirley A. Earnest, 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

Wendell O. Keene, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Mr. Wendell Keene
4332 Barry Drive
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Kenneth O. Earnest
1921 Fargo Street
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

MTC

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Kenneth O. Earnest

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH) ss.

I certify that the within instrument was received for record on the 15th day of MARCH, 19 78, at 3:47 o'clock P.M., and recorded in book M78 on page 5004 or as file/reel number 44718.

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

WM. D. MILNE

Recording Officer
By Denetha J. Helsch Deputy

FEE \$ 3.00