

45479

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That HENLEY LAND CO., INC., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 CHUCK L. KEOSKY AND REGINA C. KEOSKY, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 11, Block 5, Tract No. 1085, COUNTRY GREEN, in the County of Klamath, State of 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 as shown on attached Exhibit A

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 \$ 5,830.00

On this day, the actual consideration consists of encumbrances on the property, or value given or promised which is
 the whole consideration and value of the property. (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 23rd day of March, 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.

HENLEY LAND CO., INC.

(If executed by a corporation,
 affix corporate seal)

By: Wm. T. McGaughey
 Attorney in Fact

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY (IN FACT)

STATE OF OREGON,

County of Klamath

County of Klamath

On this the 23rd day of March, 1978 personally appeared

Wm. T. McGaughey

who, being duly sworn (or affirmed), did say that he is the attorney in fact for

Henley Land Co., Inc.

and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-
 edged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Marci L. Lott

(Signature) Commission Expires 9-30-81

HENLEY LAND CO., INC.

GRANTOR'S NAME AND ADDRESS

CHUCK L. AND REGINA C. KEOSKY

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFS+L
506th

NAME, ADDRESS, ZIP

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

KFFS+L
506th

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instru-
 ment was received for record on the
 day of 1978,
 at o'clock M., and recorded
 in book on page or as
 file/reel number
 Record of Deeds of said county.
 Witness my hand and seal of
 County affixed.

By Recording Officer
 Deputy

SPACE RESERVED
 FOR
 RECORDER'S USE

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

Note: Country Green to be serviced by South Suburban Sanitary District until East Suburban Sanitary District is in operation as disclosed by Agreement recorded May 14, 1974 in Book M-74 at page 5999, Microfilm Records.

3. Agreement, including the terms and provisions thereof, between Oregon Water Corporation and Henley Land Co., Inc., dated April 10, 1974, recorded May 2, 1974 in Book M-74 at page 5514, Microfilm Records. "There will be a \$51.00 connection fee for water."
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
 Recorded : July 30, 1974 Book: M-74 Page: 9272
 Amended : June 30, 1975 Book: M-75 Page: 7360
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Country Green.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 30th day of March

A. D. 1978 at 3:41 o'clock P.M., am

duly recorded in Vol. M78 of Deeds

on Page 6063

STATE OF OREGON

Wm D. MILNE, County Clerk

Witness my hand and seal

Bernice M. Letcher

Fee \$6.00