46328

WARRANTY DEED_TENANTS BY ENTIRETY Vol. 71 1000 . 7294

DONALD R. KELLER and JOAN R. KNOW ALL MEN BY THESE PRESENTS, That KELLER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by THEODORE NEZ, , husband and wife, hereinafter called the grantees, does Sr. and POLLY NEZ

hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH , State of Oregon, described as follows, to-wit:

A tract of land situated in Tract 22, GIENGER'S HOME TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Northerly right of way line of Hilyard Avenue, said point situated South 89° 30' West (South 89° 55' West by plat) 165.00 feet from the Southeast corner of said Tract 22; thence North 00° 30' West 225.05 feet to the Southwesterly right of the March 25 and 1500 feet to the Southwesterly right of way line of the WeyCo. Railroad (formerly O.C. & E. Railroad), said line also being the Northerly line of said Tract 22; thence North 67 00' West (North 67 15' West by plat) 87.24 feet; thence South 00 30' East 259.84 feet; thence North 89 30' East (North 89° 55' East by plat) 80.00 feet to the point of beginning.

HE SPACE HISUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE:

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as above stated, &liens, assessments, rules & regulations for irrigation, drainage &sewage, & reservations, restrictions, easements & rights of way of and that record and those apparent on the land regrantor will warrant and lorever 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 \$ 44,150.00

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 day of the grantor, it has caused its name to be signed and seal affixed by its officers duly authorized thereto by Donald R. Keller

order of its board of directors.

(if executed by a corporation, affix corporate seal)

STATE OF OREGON, Cognity of KLAMATH }

Personally appeared the above named DONALD R. KELLER AND JOAN R.

KELLER, and acknowledged the foregoing instrument to be THEIR vol voluntary act and deed.

Notary Public for Oregon

My commission expires 11-12-78

STATE OF OREGON, County of Personally appearedwho, 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 òi , a corporation, and that the seal allixed to the loregoing 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

Jaan H. Fieller)

(OFFICIAL

SEAL)

Notary Public for Oregon My commission expires:

SHALE RESERVED

Donald R. & Joan R. Keller 4833 Hilyard Street Klamath Falls, OR 97601

Theodore Nez, Sr. & Polly Nez 5985 Mariuf Drive Klamath Falls, OR

Theodore Nez, Sr. & Polly Nez 5985 Mariuf Drive Klamath Falls, OR 976 97601

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

CHARLES SHAME AND ADDRESS

Theodore Nez, Sr. & Polly Nez 5985 Mariuf Drive Klamath Falls, OR 97601

STATE OF OREGON.

Klamath County of

I certify that the within instrument was received for record on the 14thday of April .1978 at 3:29. Sclock P.M., and recorded in book M78 on page 7294 or as file reel number 46328 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wan. D. Milne

Recording Officer
By Contact Contact Deputy

Fee >3.00