

1-1-74

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That KENO CONSTRUCTION COMPANY

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

William R. Brooks and Frances L. Brooks ~~Husband & 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 35, Fifth Addition to Klamath River Acres of Oregon, Ltd.
according to the official plat thereof on file in the record 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 \$ 54,900.00

~~However, the actual consideration consists of the following property or interest therein given or promised which is~~
consideration (indicate which). (The sentence between the symbols ①, 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 27th day of April, 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.

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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:

E. J. Shipsey - President

Keno Construction Company

STATE OF OREGON, County of Klamath) ss.
April 27, 1978

Personally appeared E. J. SHIPSEY

who, being duly sworn,

did say that ~~he is~~ 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:

Debra M. Ellingboe

Notary Public for Oregon

My commission expires: 4/18/80

(OFFICIAL SEAL)

DIVISION

775 N. W. 10th

KENO CONSTRUCTION COMPANY

Box 52

Keno, Oregon 97627

GRANTOR'S NAME AND ADDRESS

William R. Brooks and Frances L. Brooks
11818 Julius Ave.
Downey, Calif. 90241

GRANTEE'S NAME AND ADDRESS

After recording return to:

7A - Downey

NAME, ADDRESS, ZIP

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

William R. Brooks and Frances L. Brooks
11818 Julius Ave.
Downey, Calif. 90241

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 28th day of April, 1978, at 10:54 o'clock A.M., and recorded in book 1478 on page 8471 or as file/reel number 47126.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Bernetha J. Ketch Deputy Recording Officer

Fee \$3.00