

1651 M/T 6931

FORM No. 633—WARRANTY DEED (Individual or Corporate).

STEVENS-NESS LAW PUBLISHED BY STEVENS-NESS, INC., PORTLAND, OREGON 97204

19235

Vol. M 78 Page

1-1-74

WARRANTY DEED

54251

KNOW ALL MEN BY THESE PRESENTS, That Steven Keel and Carol Keel, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Joe C. Phillips and Iris R. Phillips, 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:

Lot 9, Block 5, FIRST ADDITION TO PINE GROVE PONDEROSA, according to the official plat thereof on file in the office of the County Clerk 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 or restrictions of record, common to the area 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 \$ 89,000.00

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 89,000.00. The whole consideration paid for this transfer, stated in terms of dollars, is \$ 89,000.00.

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 29th day of August, 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 Klamath

August 29, 1978.

Personally appeared the above named Steven Keel and Carol Keel

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

(OFFICIAL SEAL)

Before me:

Susan K. Karisch

Notary Public for Oregon

My commission expires: 12-6-81

STATE OF OREGON, County of

, 19

Personally appeared

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

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Steven and Carol Keel

GRANTOR'S NAME AND ADDRESS

Joe C. Phillips and Iris R. Phillips

GRANTEE'S NAME AND ADDRESS

After recording return to:

SHASTA BRANCH Klamath First Federal Savings & Loan Association

NAME, ADDRESS, ZIP

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

SHASTA BRANCH Klamath First Federal Savings & Loan Association

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 30th day of AUGUST, 1978, at 3:11 o'clock P.M., and recorded in book M78 on page 19235 or as file/reel number 54251.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By [Signature] Recording Officer Deputy

FEE \$ 3.00

SPACE RESERVED FOR RECORDER'S USE