

KNOW ALL MEN BY THESE PRESENTS, That William W. Keeney and Gloria G. Keeney, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Robert B. Williams and Rae D. Williams, husband and wife, hereinafter called the grantees, does 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:

- Lot 10, Block 1, Tract 1044 known as WEMBLY PARK, in the County of Klamath, State of Oregon;
- Subject, however, to the following:
1. Taxes for the year 1978-79 are now a lien but not yet payable.
 2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
 3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
 4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Wemby Park.
 5. Set back provisions as delineated on the recorded plat 25 feet from front lot line and 20 feet from side lot line.

(For continuation of this description see reverse side of this document)

(IF SPACE INSUFFICIENT, 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 noted of record as of the date of this deed, and those apparent upon the land, if any, as of the date of this deed, 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 \$ 56,150.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (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 27th day of September, 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.

William W. Keeney
William W. Keeney

Gloria G. Keeney
Gloria G. Keeney

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____ and _____ 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 _____

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)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of Klamath } ss.
September 27th, 1978

Personally appeared the above named William W. Keeney and Gloria G. Keeney, husband and wife,

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires December 12, 1981

GRANTOR'S NAME AND ADDRESS

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

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____,

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

6. Utility easements as delineated on the recorded plat 8 feet along rear lot line, including the terms and conditions created by instrument, 1247, recorded December 18, 1947.

6. Utility easements as delineated along rear lot line.

7. An easement created by instrument, including the terms and provisions thereof, dated November 12, 1947, recorded December 8, 1947, in Book 214 at page 394, Deed Records, in favor of Magadalene Ezell, her heirs or assigns, "reserving unto the grantor, her heirs and assigns, the easement to conduct irrigation water thru existing ditches along the North and East lines of said property, and subject to rights of way and easements of record and those apparent on the lands" over S1/4SW1/4SE1/4.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

FILED FOR RECORD AT REQUEST OF Transamerica Title Co

Filed for record at request of _____ 78 10:55 A.
 this 3rd day of October A. D. 19 at o'clock M. and

Filed for Record on _____ day of _____, 19____
 July recorded in Vol. M78 of Deeds on Page 21960
 Wm D. MILNE, County Clerk

Wm D. MILNE, County Clerk
By Lemetha Shetch

Free \$6.00

It is hereby certified that the foregoing is a true and correct copy of the original as the same appears upon the records of the County of Santa Clara, State of California.

Notary Public in and for the State of California.

My Commission Expires: _____

Fee \$6.00

Witness my hand and the seal of said office this _____ day of _____, 20____.

Notary Public

The law and equity consideration paid for this transfer stated in the above described circumstances.

To have and retain consideration except those claiming under the above described circumstances and that

00 021 212 in terms of dollars, is \$ 55,150.00

[illegible]

246

and who being duly sworn, did say that the former is the president and that the latter is the secretary of

[illegible]

(SEAL)

Very respectfully,
John D. O'Connell

STATE OF OREGON

County of _____
 Witness my hand and seal of
 the said County, this _____ day of _____
 19____.

Recording Officer
Deputy