

A-29720

1-1-74

56656

WARRANTY DEED

Vol. 1778 Page 22962



KNOW ALL MEN BY THESE PRESENTS, That EDWARD C. DORE, JEANNE M. DORE and ROSE G. YOUNG,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRED H. KEPNER and BARBARA K. SARIO, as Tenants in Common, 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 2, Mountain Lakes Homesites, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

Reservations, restrictions and rights-of-way of record or apparent on the face of the land.

(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 those as set forth above

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 \$ 4,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 31st 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)

Rose G. Young  
Rose G. Young

Jeanne M. Dore  
By: Edward C. Dore

Her attorney in fact

STATE OF Oregon, New York } ss.  
County of New York }  
August 31, 1978

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named  
Rose G. Young

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 acknowledged the foregoing instrument to be her \_\_\_\_\_ voluntary act and deed.

\_\_\_\_\_, 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 be-  
half 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:

(OFFICIAL  
SEAL)

Before me:

SEYMOUR GREENE  
Notary Public, State of New York

(OFFICIAL  
SEAL)

Notary Public for Oregon  
Qualified in Nassau County  
My commission expires: \_\_\_\_\_  
Certificate Filed In New York County  
Commission Expires March 30, 1979

Dore, Dore & Young

STATE OF OREGON,

County of \_\_\_\_\_

I certify that the within instru-  
ment 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.

Recording Officer

By \_\_\_\_\_ Deputy

GRANTOR'S NAME AND ADDRESS

Kepler & Sario

GRANTEE'S NAME AND ADDRESS

After recording return to:

Fred H. Kepner & Barbara K. Sario  
3038 Cannon St.  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

22963

FORM No. 150—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF CALIFORNIA

County of LOS ANGELES

ss.

WARRANTY DEED ONLY

On this the 23rd day of August

EDWARD C. DORE

, 1978 personally appeared

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

JEANNE M. DORE

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

Before me:

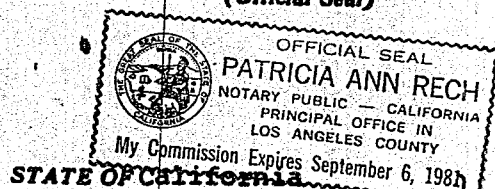
*Patricia Ann Rech*

(Signature)

PATRICIA ANN RECH

(Title of Officer)

(Official Seal)



STATE OF CALIFORNIA

County of LOS ANGELES

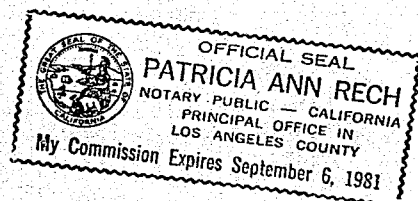
ss.

BE IT REMEMBERED, That on this 23rd day of August, 1978, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named

EDWARD C. DORE

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

*Patricia Ann Rech*

Notary Public for California

My Commission expires September 06, 1981

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of Klamath County Title Co.

on the 13th day of October A. D. 1978 at 1:48 clock P. M., or

is recorded in Vol. M78, of Deeds on Page 22962

Fee \$6.00

Wm D. MILNE, County Clerk

By *Bernice Skelch*