

56933

WARRANTY DEED (INDIVIDUAL)

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DANA JAMES KEENER AND JOYCE MARIE KEENER, husband and wife

MARJORIE F. MONROE

, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:

Lot 1, Block 5, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Taxes for 1978-79 are now a lien, but not yet payable.

2. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$11,000.00, Dated April 15, 1970, Recorded April 17, 1970 in Book M-70 at page 2991, Trustor, Harvey J. Forster and Muriel A. Forster, husband and wife, Trustee, Transamerica Title Insurance Company, Beneficiary, United States National Bank of Oregon, WHICH GRANTEES HEREIN AGREE TO ASSUME AND PAY IN FULL.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as listed above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 30,021.82.Dated this 13 day of October, 19 78.

Dana James Keener
DANA JAMES KEENER
Joyce Marie Keener
JOYCE MARIE KEENER

STATE OF OREGON, County of Klamath) ss.

On this 13th day of October, 19 78 personally appeared the above named
Dana James Keener and Joyce Marie Keener
instrument to be their voluntary act and deed.

Before me:

Nancy Smith
Notary Public for Oregon
My commission expires: 2-20-82

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Keener

TO

Monroe

After Recording Return to:

Marjorie Monroe
2730 Crater Street

Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

U. S. Bancorp, Real Estate Finance
Division, P. O. Box 3347, Portland
Oregon 97208STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record
on the 18th day of October, 1978,
at 3:57 o'clock P M. and recorded in book M78
on page 23415 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernice Adelsch Deputy
Fee \$3.00