

LA 04-91229 T/A 38-12191

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

1-1-74

65224

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO. PORTLAND, OR. 97204

Vol. M79 Page 7795

KNOW ALL MEN BY THESE PRESENTS, That BOB ERNST HOMES, INC., an estate in fee simple hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GLEN KEOWN and RHODA L. KEOWN, 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 19, Block 15, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of 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, or easements and restrictions common to the area or apparent on the face of the land.

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 \$ 52,000.00.

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 6th day of April, 1979; 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 } ss.  
April 6, 1979

Personally appeared the above named  
Glen Keown and Rhoda L. Keown

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

STATE OF OREGON, County of Klamath } ss.  
April 6, 1979

Personally appeared R. A. Kent 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: 3-83-79

Bob Ernst Homes, Inc.  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

Glen and Rhoda L. Keown  
P.O. Box 228  
McCloud, California 96057  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Glen and Rhoda L. Keown  
P.O. Box 228  
McCloud, California 96057  
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, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 9th day of April, 1979, at 3:36 o'clock P.M., and recorded in book M79 on page 7795 or as file/rec'd number 65224.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Rn. D. Milne

By Berntha A. Hetch Deputy  
Recording Officer

Fee \$3.00