

65545

WARRANTY DEED

Vol. 779 Page 8341

KNOW ALL MEN BY THESE PRESENTS, That Keno Construction Company

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by E. J. Shipsey, 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 7, Block 34, Fifth Addition, Klamath River Acres of Oregon, Ltd.  
according to the official plat thereof on file in the records 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 and restrictions of record 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 \$ 67,900.00

~~consideration (indicate which).~~ (The sentence between the symbols ①, 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 13<sup>th</sup> 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)

Keno Construction Company

By: E. J. Shipsey President

STATE OF OREGON, )  
County of ) ss.  
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STATE OF OREGON, County of Klamath ) ss.  
April 13, 1979

Personally appeared E. J. Shipsey, who, being duly sworn,

he is president of

Keno Construction Company, 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: 4/18/80

(OFFICIAL SEAL)

Before me:  
Notary Public for Oregon  
My commission expires:

Keno Construction Company  
P.O. Box 52  
Keno, Oregon 97627  
GRANTOR'S NAME AND ADDRESS

E. J. Shipsey  
Box 52  
Keno, Oregon 97627  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
E. J. Shipsey  
Box 52  
Keno, Oregon 97627  
NAME, ADDRESS, ZIP

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

E. J. Shipsey  
P.O. Box 52  
Keno, Oregon 97627  
NAME, ADDRESS, ZIP

STATE OF OREGON, )  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 16th day of April, 1979, at 4:29 o'clock P. M., and recorded in book 779 on page 8341 or as file/reel number 65545.

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

W. D. Milne, Recording Officer  
By: Debra J. Smith, Deputy

Fee \$3.00