

1-1-74

70974

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That STEVE KEEL, an estate in fee simple, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FORREST R. CARTER & JUDIE ANN CARTER, husband and wife, 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 4 of Marina Park, according to the official plat thereof on file in the office of the County Clerk 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, restrictions, reservations, rights of way of record, those apparent on the land and that which is common to real estate in the area 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 \$ 90,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 18th day of JULY, 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.
July 18, 1979

STATE OF OREGON, County of) ss.
1979

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 _____

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:

(OFFICIAL SEAL)

Personally appeared the above named STEVE KEEL, an estate in fee simple

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

Before me: *Shawn W. Brown*

Notary Public for Oregon

My commission expires: 11-12-82

Notary Public for Oregon

My commission expires:

STEVE KEEL

GRANTOR'S NAME AND ADDRESS

FORREST R. & JUDIE ANN CARTER

GRANTEE'S NAME AND ADDRESS

After recording return to:

CRANE & BAILEY, Attorneys at Law
540 Main Street, Suite 204
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

FORREST R. & JUDIE ANN CARTER

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 20th day of July, 1979, at 1:32 o'clock P.M., and recorded in book 179 on page 17259 or as file/reel number 70974, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By *Bernetha H. Milne* Recording Officer
Deputy

Fee \$3.00

SPACE RESERVED
FOR
RECORDER'S USE

79 JUL 28 PM 1 32