

1-1-74

74882

WARRANTY DEED

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23387



KNOW ALL MEN BY THESE PRESENTS, That STEVEN KEEL and CAROL KEEL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEE JOSEPH OSEP and EVELYN RUTH OSEP, 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:

The North 15 feet of Lot 12, and all of Lot 13, Block 4, ELDORADO ADDITION TO THE CITY OF KLAMATH FALLS, 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

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 \$59,500.00

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 22nd day of OCTOBER, 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, } ss.
County of Klamath
OCTOBER 2, 1979

Personally appeared the above named STEVEN KEEL and CAROL KEEL, husband and wife

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

Before me: [Signature]
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11-12-82

STATE OF OREGON, County of) ss.
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Personally appeared 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)

Notary Public for Oregon

My commission expires:

Steven and Carol Keel

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Lee Joseph and Evelyn Ruth Osep

9036 Paul Lane

Fontana, California 92335

GRANTEE'S NAME AND ADDRESS

After recording return to:

KEEL - S. 6th

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 3rd day of October, 1979, at 10:14 o'clock A.M., and recorded in book/reel/volume No. 479 on page 23387 or as document/file/instrument/microfilm No. 74882, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

NAME

TITLE

By Bernetha Heloch Deputy

Fee \$3.50

SPACE RESERVED FOR RECORDER'S USE