

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. 750 Page 7846

KNOW ALL MEN BY THESE PRESENTS, That

Paul Edward Masters and Phyllis Gail Masters, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William W. Keeney and Gloria G. Keeney, 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 8 in Block 9, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, 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 as stated on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 59,900.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 4th day of April, 1980; 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)

Paul Edward Masters

Phyllis Gail Masters

STATE OF OREGON, } ss.
County of Josephine
April 4, 1980.

STATE OF OREGON, County of } ss.
1980.

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

Personally appeared the above named Paul Edward Masters and Phyllis Gail Masters

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

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, Lana K. Lauenborg
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 2/25/83

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Paul Edward and Phyllis Gail Masters

STATE OF OREGON, } ss.

County of

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as file/reel number

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

SPACE RESERVED FOR RECORDER'S USE

Recording Officer
By Deputy

GRANTOR'S NAME AND ADDRESS
William W. and Gloria G. Keeney
5422 Eastwood
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS
After recording return to:
as above

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

as above
NAME, ADDRESS, ZIP

MOUNTAIN TITLE COMPANY

- 7847
1. Sewer and water use charges, if any, due to the City of Klamath Falls.
 2. An 8 foot utility easement as shown on dedicated plat.
 3. Reservations as contained in plat dedication, to wit:
"All building restrictions of the R75 Zone of the City of Klamath Falls as of the date of recording, easements as shown on the annexed map are dedicated to the City of Klamath Falls for regulation and placement of utilities, said easements to provide ingress and egress for construction and maintenance of said utilities, with any planting or structures placed thereon by the lot owner to be at his own risk; additional restrictions as may be provided in any recorded protective covenants."
 4. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume M76, page 13888, Microfilm Records of Klamath County, Oregon.
 5. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: November 3, 1977
Recorded: November 4, 1977
Volume: M77, page 21283, Microfilm Records of Klamath County, Oregon
Amount: \$42,750.00
Grantor: Paul Edward Masters and Phyllis Gail Masters, husband and wife
Trustee: William Sisemore
Beneficiary: Klamath First Federal Savings and Loan Association, Klamath Falls, Oregon

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of Mountain Title Co.
on the 28th day of April A. D. 1980 at 2:34 clock P.M., and
fully recorded in Vol. M80, of Deeds on Page 7846
Wm D. MILNE, County Clerk.
By Susan A. Hetch
Fee \$7.00