

1-1-74

85048

WARRANTY DEED

Vol. 1780 Page 9997

K-33315

KNOW ALL MEN BY THESE PRESENTS, That GARTH KEEFER and CHRISTINA KEEFER an estate in fee hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN R. MILLER 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:

One acre of land in the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, more particularly described as follows: Beginning at the center of said Section 7, thence North 89°49' West 480.5 feet to the intersection with the West line of the Dalles-California Highway; thence South 6°02' West along said West line of the Highway 870.3 feet to the Northeast corner of the property herein conveyed; thence North 89°49' West, 486.54 feet; thence South 6°02' West 90.0 feet; thence South 89°49' East, 486.54 feet to the West line of the said Highway; thence North 6°02' East along said Highway 90.0 feet to the point of beginning.

Beginning at a point on the Westerly right of way line of the Dalles-California Highway, which point is 1627.2 feet North 6°02' East from a

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(continued on reverse)

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, rights of way of record and those apparent on 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 \$20,000.00

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 30 day of May, 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)

Christina Keefer

STATE OF OREGON, }  
County of Klamath } ss.  
May 30, 1980

STATE OF OREGON, County of ) ss.  
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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  
Garth Keefer and Christina Keefer

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:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

Notary Public for Oregon

My commission expires

Garth and Christina Keefer

GRANTOR'S NAME AND ADDRESS

John R. Miller  
Route 5, Box 1056 A  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

John R. Miller  
Rt 5 Box 1056 A  
K Falls

NAME, ADDRESS, ZIP

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

John R. Miller

Same

NAME, ADDRESS, ZIP

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 / volume No. on page or as document / fee / file / instrument / microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

SPACE RESERVED FOR RECORDER'S USE

point on the section line between Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, said point being 770.8 feet North 89°49' West from the one-quarter section corner between Sections 7 and 18; running thence North 89°49' West 486.54 feet; thence North 6°02' East 90.0 feet; thence South 89°49' East 486.54 feet; thence South 6°02' West 90.0 feet to the point of beginning. Said parcel containing one acre, more or less in the NE¼SW¼ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

This property is conveyed by Sellers "as is" with all faults and Sellers make no representation concerning the physical condition of the appurtenances thereto.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Subscribed for record at request of Klamath County Title Co.

on the 3rd day of June A. D. 1980 at 11:46 o'clock AM., or

fully recorded in Vol. M80, of Deeds on Page 9997

W. B. MILNE County Clerk

By Bernetha A. Hetch  
Fee \$7.00