

1-1-74

86840

WARRANTY DEED

Vol. m Page 12983KNOW ALL MEN BY THESE PRESENTS, That Keno Construction Company

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Daniel J. Higgins and Susan Lee Higgins, 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 4, 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.

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 \$ 61,500.00.

① However, the actual consideration consists of it or it includes other property or title given or promised which is the whole consideration (indicate which) ① (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 10th day of July, 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)

E. J. Shipsey, President

STATE OF OREGON,)
County of _____) ss.
_____, 19____

STATE OF OREGON, County of Klamath) ss.
July 10, 1980

Personally appeared E. J. Shipsey

Personally appeared the above named _____

who, being duly sworn, each for himself and not one for the other, did say that he is the 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.

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Before me:

Notary Public for Oregon
My commission expires: June 16, 1984

Keno Construction Company
P. O. Box 52
Keno, Oregon 97627

GRANTOR'S NAME AND ADDRESS

Daniel J. & Susan Lee Higgins
Box 379
Keno, Oregon 97627

GRANTEE'S NAME AND ADDRESS

After recording return to:

Daniel J. and Susan Lee Higgins
Box 379
Keno, Oregon 97627

NAME, ADDRESS, ZIP

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

Daniel J. & Susan Lee Higgins
Box 379
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 14th day of July, 1980, at 11:41 o'clock A.M., and recorded in book/reel/volume No. N80 on page 12983 or as document/fee/file/instrument/microfilm No. 86840, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Wm. D. Milne Deputy
Fee \$3.50