

88234

JOE KELLER CONSTRUCTION, INC.,

OREGON

(State of incorporation)

corporation, hereinafter called grantor, conveys to

FRANK L. COLBY and LELA MAY COLBY, husband and wife

all that real property situated in Klamath County, State of Oregon, described as:

Lot 1, Block 15, Tract No. 1108, SEVENTH ADDITION TO SUNSET VILLAGE,
in the County of Klamath, State of Oregon.

and covenant(s) that grantor is owner of the above described property free of all encumbrances except

SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 61,500.00

Signed by authority of the Board of Directors, with the seal of said corporation affixed, this
12th day of August, 1980

(Corporate Seal)

By [Signature] President

By [Signature] Secretary

STATE OF OREGON, County of Klamath ss.

August 12, 1980

Personally appeared Joe L. Keller & Rosie A. Keller who, being duly sworn,
did say that he is the President & she is the Secretary of
Joe Keller Construction, Inc. 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 he acknowledged said
instrument to be his voluntary act and deed.

Official Seal

Before me:

[Signature]
Notary Public for Oregon

My commission expires: 11/2/82

The dollar amount should include cash plus all encumbrances existing against the property to which the
property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration
consists of or includes other property or value given or promised which is part of the/the whole
consideration." (Indicate which)

WARRANTY DEED (CORPORATION)

TO

STATE OF OREGON,

County of

) ss.

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 _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By

Deputy

After Recording Return to Tax Statement

Mr. & Mrs. Frank L. Colby
6402 Onyx Avenue
Klamath Falls, Oregon 97601

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Seventh Addition to Sunset Village.
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded November 27, 1974 in Book M-74 Page: 15217.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.his 12th day of August A. D. 1980 at 3:50 o'clock ^P M., orfully recorded in Vol. M80, of Deeds on Page 15174

Wm D. MILNE, County Clerk

Fee \$7.00

By Bernetha J. Helock