

1-1-74
2-33157

93581

WARRANTY DEED

Vol. 1180

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KNOW ALL MEN BY THESE PRESENTS, That A. Garth Keefer

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Christina M. Keefer

, 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:

Undivided one-half interest in the following real property:
Parcel #3 in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 8, Township 40 South, Range 10 East of the Willamette Meridian, more particularly described as follows: Beginning at a 1/2" iron pin which is South 0°30' East 2011.73 feet and South 89°58'30" West 330.00 feet from a 1/2" iron pipe found in a mound of rocks for Northeast corner of SE $\frac{1}{4}$ of Section 8 or (the E $\frac{1}{4}$ of Section 8) to the true point of beginning. Thence, South 0°30' East 670.66 feet to 1/2" iron pin; thence South 89°57'30" West 330.00 feet along old fence line to 1/2" iron pin; North 0°30' West 670.75 feet to a 1/2" iron pin; thence North 89°58'30" East 330.00 feet to the true point of beginning.

**Per Court Order, Jackson County Circuit Court, Case No. 78-412-E, Dissolution of Marriage, between Armand Garth Keefer, Petitioner and Christina Flynn Keefer, Respondent.

(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 the following: See reverse side 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 \$

①However, the actual consideration consists of or includes other property or value 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 11 day of April, 19 80; 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,)
County of Klamath) ss.
April 12-9, 19 80.

Personally appeared the above named
A. Garth Keefer

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 8-5-83

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

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:

A. Garth Keefer
Post Office Box 885
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mrs. Christina Keefer
Rt. 1, Box 667D
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

A. Garth Keefer
Post Office Box 885
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Mrs. Christina Keefer
Rt. 1, Box 667D
Klamath Falls, OR 97601

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 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

By

Recording Officer
Deputy

EXCEPTIONS:

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1. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
2. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
3. All contracts, water rights, proceedings, taxes and assessments relating to the Klamath Basin Improvement District, and all rights of way for roads, ditches, canals and conduits, if any there may be.
4. No means of ingress or egress to or from the above described property as disclosed by the assessor's maps. NOTE: This exception will be removed upon satisfactory evidence that there actually is a means of ingress or egress to and from the said property.
5. Restrictions, limitations and covenants of Stonehenge West, as disclosed by document dated July 15, 1971, recorded July 29, 1971, in Volume M71, page 7974, Deed records of Klamath County, Oregon.
6. Reservations and restrictions in deed from Nancy B. Coffin to A. Garth Keefer and Christina M. Keefer, husband and wife, dated July 30, 1971, recorded May 10, 1972, in Volume M72, page 4942, Deed records of Klamath County, Oregon, as follows: "A strip 30 feet wide South of the North line of said parcel being reserved for right of way purposes."
7. Agreement, including the terms and provisions thereof, by and between Nancy B. Coffin and Wilbur Robinette and Juliette Robinette, dated July 8, 1971, recorded July 21, 1972, in Volume M71, page 7632, Deed records of Klamath County, Oregon.
8. Easement, including the terms and provisions thereof, executed by Nancy B. Coffin, a married woman, to Stonehenge West, dated June 27, 1972, and recorded June 28, 1972, in Volume M72, page 7042, Deed records of Klamath County, Oregon.
9. Mortgage, including the terms and provisions thereof executed by A. Garth Keefer and Christina F. Keefer, husband and wife, to First Federal Savings and Loan Association of Klamath Falls, a federal corporation, dated April 9, 1973, recorded April 12, 1973, in Volume M73, page 4333, Mortgage records of Klamath County, Oregon, to secure the payment of \$35,000.00.
10. Mortgage, including the terms and provisions thereof executed by A. Garth Keefer and Christina F. Keefer, to United States National Bank of Oregon, dated December 15, 1978, recorded December 20, 1978, in Volume M78, page 28367, Mortgage records of Klamath County.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Presented for record at request of Klamath County Title Co.this 10th day of December A. D. 1980, at 4:00 o'clock P. M.,duly recorded in Vol. M80, of Deeds on Page 23982

Wm. E. MILNE, County Clerk

Fee \$7.00

By Lernetha Whitlock