

1082 10994

MTC-11178 WARRANTY DEED

Vol. 1112 Page 4803

KNOW ALL MEN BY THESE PRESENTS, That ROBERT D. KEENEY and MYRTLE P. KEENEY,  
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
BRETT S. FINK, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 40 in Block 14, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT #1, according  
to the official plat thereof on file in the office of the County Clerk of Klamath County,  
Oregon.

- continued on the reverse side of this deed -

(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 side of this deed and 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 \$ 11,500.00

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 11,500.00  
the whole consideration paid for this transfer, stated in terms of dollars, is \$ 11,500.00  
part of the consideration paid for this transfer, stated in terms of dollars, is \$ 11,500.00

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 5 day of April, 1982;  
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, NEVADA

County of Humboldt ss.  
April 5, 1982

Personally appeared the above named  
ROBERT D. KEENEY and MYRTLE P.  
KEENEY, husband and wife:

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me:  
(OFFICIAL  
SEAL)  
Notary Public for Oregon  
My commission expires:  
January 1983

Mr. & Mrs. Robert D. Keeney  
P.O. Box 1242  
Winnemucca, NV 89445

GRANTOR'S NAME AND ADDRESS

Brett S. Fink  
12644 Dolan Avenue  
Downey, CA 90242

GRANTEE'S NAME AND ADDRESS

After recording return to:  
SAME AS GRANTEE

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

NAME, ADDRESS, ZIP

ROBERT D. KEENEY

MYRTLE P. KEENEY  
STATE OF OREGON, County of Humboldt ss.  
April 3, 1982

Personally appeared Robert D. Keeney and  
Myrtle P. Keeney, 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 be-  
half 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:

STATE OF OREGON,

County of ss.

I certify that the within instru-  
ment was received for record on the  
day of 1982,  
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

- continued from the reverse side of this deed -

SUBJECT TO:

1. Recital as contained in plat dedication, to wit:  
"Said plat being subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities and to all easements and reservations of record."
2. Covenants, conditions, and restrictions as contained in a Declaration recorded July 12, 1963, in Volume 346 of Deeds at page 473, Deed Records of Klamath County, Oregon.
3. Assessments of Klamath Recreational Association as set forth in the Declaration referred to in instrument recorded July 12, 1963, in Volume 346, page 473, Deed Records of Klamath County, Oregon.
4. 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: May 29, 1979  
Recorded: June 18, 1979  
Volume: M79, page 14320, Microfilm Records of Klamath County, Oregon  
Amount: \$6,000.00  
Grantor: Robert D. Keeney and Myrtle P. Keeney, husband and wife  
Trustee: Mountain Title Company  
Beneficiary: Michael W. Thompson and Anthony Sanchez

The Grantee named on the reverse side of this deed hereby agrees to assume and pay the above described Trust Deed.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of \_\_\_\_\_

this 19 day of April A.D. 1982 at 2:17 o'clock P.M. and  
duly recorded in Vol. M 82, of Deeds on page 4803

Fee \$8.00

EVELYN BIEHL County Clerk

By Joyce M. [Signature]