

1-1-74

17899

WARRANTY DEED

17899 16844

KNOW ALL MEN BY THESE PRESENTS, That Sam A. McKeen and Mary Lou McKeen, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Lewis Dodson, husband and wife, 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:  
All of Lot 6, Block 34, ORIGINAL TOWN OF LINKVILLE, NOW KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon.

SAVING AND EXCEPTING THEREFROM the undivided one-half interest in a strip of ground 2 feet wide off the Westerly side of Lot 6, Block 34, conveyed by deed recorded in Book 20 at page 239, Deed Records of Klamath County, Oregon, and ALSO SAVING AND EXCEPTING THE 20 foot alley off the Southeasterly side of said Lots 5 and 6, conveyed to the Town of Klamath Falls, by deed recorded in Book 17 at page 46 Deed Records of Klamath County, Oregon, ALSO INCLUDING an undivided one-half interest in a strip of ground 2 feet wide off the Easterly side of Lot 5, Block 34, TOWN OF KLAMATH FALLS, formerly LINKVILLE, 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 noted of record as of the date 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 \$.....  
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 15 day of November, 1979; 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.

*Sam A. McKeen*  
*Mary Lou McKeen*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.  
County of Klamath  
November 15, 1979

Personally appeared the above named  
Sam A. McKeen and  
Mary Lou McKeen

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

Before me:  
*W. J. Shepherd*  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 5-19-82

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

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 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:  
Notary Public for Oregon  
My commission expires: .....

(OFFICIAL SEAL)

McKeen  
GRANTOR'S NAME AND ADDRESS  
Dodson  
GRANTEE'S NAME AND ADDRESS  
After recording by STEVEN P. COUCH  
Attorney at Law  
220 Main St. - Suite 1-D  
Klamath Falls, OR 97601  
503/883-3535  
Until a change is requested all tax statements shall be sent to the following address.  
Lewis and Judith Dodson  
1128 Tamera  
Klamath Falls, OR 97601

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instru-  
ment was received for record on the  
2 day of Dec., 1982,  
at 3:07 o'clock P.M., and recorded  
in book/reel/volume No. M82 on  
page 16844 or as document/tee/file/  
instrument/microfilm No. 17899,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn County Clerk  
NAME TITLE  
*Evelyn Biehn*  
Deputy  
Fee \$4.00