

TC

32143

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Clyde Duroy, widower of Goldie G. Duroy, deceased, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Janie Rae Keiffer and Debra June Pearce as trustees for Shirley Mae Mott for her lifetime with remainder to Janice Rae, hereinafter called the grantee, Keiffer and Debra June Pearce in common 1/2 to each, 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:

The remaining undivided one-half (1/2) interest in Lot 12, Block 3, Bryant Tracts No. 2, also known as 1480 Dayton, Klamath Falls, Oregon 97603

The effective date of this deed is January 3, 1984.

64 JAN 11 8 49
8.00

Clyde Duroy
62773 Niagara Road
Montrose, Colorado 81401
GRANTOR'S NAME AND ADDRESS

Janice Rae Keiffer
408 North Ecols
Monmouth, Oregon 97361
GRANTEE'S NAME AND ADDRESS

After recording return to:

Janice Rae Keiffer
408 North Ecols
Monmouth, Oregon 97361
NAME, ADDRESS, ZIP

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

Janice Rae Keiffer
408 North Ecols
Monmouth, Oregon 97361
NAME, ADDRESS, ZIP

STATE OF OREGON

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

Recording Officer

By _____

Deputy.

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.

warrant and forever defend the above granted 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 \$ none.
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 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 23rd day of December, 1983; 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.

Clyde Duroy

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
December 23, 19 83.

Personally appeared the above named

Clyde Duroy, widower of Goldie G. Duroy

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 9/1/84

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 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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 4th day of January A.D., 1984 at 8:40 o'clock A M. and duly recorded in Vol M84, of Deeds on page 62.

EVELYN BIEHN, COUNTY CLERK

Fee \$ 8.00

by [Signature] Deputy