

64174

WARRANTY DEED

STEVEN HERR LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. M80 Page 13312

KNOW ALL MEN BY THESE PRESENTS, That KENO CONSTRUCTION COMPANY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Peter George Olin and Floro O. Olin, 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:

Lot 5, Block 37, Sixth Addition, Klamath River Acres of Oregon, Ltd.
according to the official plat thereof on file in the records of
Klamath County, Oregon.

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

(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 easements and restrictions of record or apparent on the face of the land.

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. and that The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10,000.00.

~~However, the actual consideration consists of~~ (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.) [Ⓢ] consideration (indicate which). [Ⓢ]

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 24 day of May, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____ ss.
_____, 19____.

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

KENO CONSTRUCTION COMPANY
Box 52

Keno, Oregon 97627

GRANTOR'S NAME AND ADDRESS

Peter George Olin and Floro O. Olin
7514 Big Buck Lane

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

MTC

NAME, ADDRESS, ZIP

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

Peter George Olin and Floro O. Olin
7514 Big Buck Lane

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

KENO CONSTRUCTION COMPANY

E. J. Shipsey - President

STATE OF OREGON, County of Klamath ss.May 24, 1979Personally appeared E. J. Shipsey

who, being duly sworn,

he is _____ did say that _____

president of _____

of Keno

Construction Company

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:

Debra M. Ellingboe
Notary Public for OregonMy commission expires: 4/18/80

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 29th day of July, 1986, at 11:20 o'clock A. M., and recorded in book M86 on page 13312 or as file/reel number 64174.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

Fee: \$10.00

By Ann Smith Deputy