

OK

67012

K-38967

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KNOW ALL MEN BY THESE PRESENTS, That KENO CONSTRUCTION COMPANY

to grantor paid by RALPH E. WARD AND BETTY J. WARD, hereinafter called the grantor, for the consideration hereinafter stated,

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:

Parcel #1 of Lot 33, Block 1, Cedar Trails, Tract #1083 as follows: A parcel of land situated in Lot 33, Block 1, Tract 1083, Cedar Trails, in the County of Klamath, State of Oregon, more particularly described as follows:
Beginning at a 5/8 inch iron pin at the Northeast corner of said Lot 33, Block 1; thence S 00°02'50" E 344.87 feet along the East line of Lot 33, Block 1 to a 1/2 inch iron pin; thence West along the South boundary of Lot 33, Block 1 312.50 feet to a 1/2 inch iron pin; thence N 00°52'05" E 344.38 feet to a 5/8 inch iron pin on the North line of Lot 33, Block 1; thence N 89°49'42" E 306.99 feet along the North boundary of Lot 33, Block 1 to the point of beginning.

TOGETHER WITH an undivided 1/3 interest in that certain well, pump and pumphouse as contained in instrument recorded September 24, 1980 in Volume M80, page 18303, Records of Klamath County, 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 easements and restrictions of record or apparent on the face of the land.

and that grantor will 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 \$ 17,900.00
consideration (indicate which).^①

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 15th day of November, 19 80.

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.

STATE OF OREGON, County of Klamath) ss. October 7, 19 86
Personally appeared the above named E. J. Shipsey

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

Before me: *Evelyn Biehn*
Notary Public for Oregon
My commission expires 5-21-89

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Keno Construction Company

P.O. Box 52

Keno, OR 97627

GRANTOR'S NAME AND ADDRESS

Ralph E. & Betty J. Ward

P.O. Box 373

Keno, OR 97627

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ralph E. & Betty J. Ward

P.O. Box 52

Keno, OR 97627

NAME, ADDRESS, ZIP

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

Ralph E. & Betty J. Ward

P.O. Box 373

Keno, OR 97627

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 13th day of October, 19 86, at 5:42 o'clock A.M., and recorded in book/reel/volume 186, on page 18606, or as fee/file/instrument/microfilm/reception No. 67012, Record of Mortgages of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By *Allen Smith* Deputy

Fee: \$10.00

SPACE RESERVED
FOR
RECORDER'S USE

86 OCT 13 AM 8 42