

70322

WARRANTY DEED

MTC-17522-42 Vol 1787 Page 1345

KNOW ALL MEN BY THESE PRESENTS, That SANDRA KEENEY, DAVID KEENEY, and HELEN ADAMS, each as to an undivided 1/3 interest, all as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID E. KEENEY and LISA A. KEENEY, 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:

A tract of land situated in the N $\frac{1}{2}$  NE $\frac{1}{4}$  SW $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the point of intersection of the Southerly line of the U.S.B.R. No. 1-C-3-B drain as described in Volume 99 at page 167, Klamath County deed records, and the centerline of Homedale Road, a county road, said point being South 00°26'00" East 50.00 feet from the SE 1/16 corner of said Section 11; thence South 00°26'11" East, along the centerline of said Homedale Road, 73.40 feet; thence South 88°53'24" West 30.00 feet to the Westerly right of way line of said line of said Homedale Road; thence continuing South 88°53'24" West, along a chain link fence and it's extension 150.00 feet; thence North 00°26'00" West 78.82 feet to the Southerly line of said drain; thence along said

drain South 89°23'04" East 150.01 feet to the Westerly right of way line \*\*see below  
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." \*\*legal cont. - of said Homedale Road; thence continuing South 89°23'04" East 30.01 feet to the point of beginning.

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 all those of record 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 \$15,000.00

~~However, the actual consideration consists of an undivided 1/3 interest in the property of said grantor, to-wit: the whole of the property described in this instrument, and the whole of the property described in the instrument referred to in this instrument.~~ 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 14th day of January, 19 87; 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 Klamath } ss.  
January 14, 19 87

Personally appeared the above named

Helen Adams

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 2-3-91

STATE OF OREGON, County of Klamath ) ss.  
January 26, 1987

Personally appeared David Keeney

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:

Kristi L. Kidd  
Notary Public for Oregon

My commission expires: 11/16/87

(OFFICIAL SEAL)

Sandra Keeney & Helen Adams  
4207 Clinton  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS

David E. Keeney & Lisa A. Keeney  
P.O. Box 392  
Keno, OR 97627  
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

STATE OF OREGON, ) ss.

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

1346  
1616

STATE OF OREGON,

FORM NO. 23 — ACKNOWLEDGMENT  
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

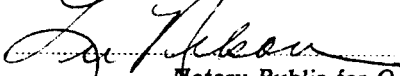
County of.....KLAMATH.....

ss.

BE IT REMEMBERED, That on this 19 day of JANUARY, 19 87, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named \*\*\*\*\*SANDRA KEENEY\*\*\*\*\*

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

  
Notary Public for Oregon.  
My Commission expires 2-3-91

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 27th day  
of January A.D., 19 87 at 1:47 o'clock P M., and duly recorded in Vol. M87,  
of Deeds on Page 1345.

FEE \$14.00

Evelyn Biehn, County Clerk  
By 