

77221

Aspen Title #M-31204

WARRANTY DEED (CORPORATION) Vol. 1481 Page 13012

KENO CONSTRUCITON COMPANY

Oregon

(State of incorporation)

corporation, hereinafter called grantor, conveys to

RICHARD B. RAMBO and SUSAN G. RAMBO, husband and wife

all that real property situated in Klamath

County, State of Oregon, described as:

Lot 12, Block 34, Tract No. 1081, FIFTH ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

"THIS INSTRUMENT WILL NOT ALLOW  
USE OF THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT IN VIOLATION OF  
APPLICABLE LAND USE LAWS AND  
ZONING ORDINANCES. THE GRANTOR  
ACCEPTING THIS INSTRUMENT, THE  
PERSON ACCORDING HERETO TO THE  
PROPERTY SHOULD CHECK WITH THE  
APPROPRIATE CITY OR COUNTY  
PLANNING DEPARTMENT TO VERIFY  
APPROVED USE."

and covenant(s) that grantor is owner of the above described property

SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 58,000.00

Signed by authority of the Board of Directors, with the seal of said corporation affixed, this 13th day of July 1987

By E. J. Shipsey President

By Secretary

STATE OF OREGON, County of Klamath ) ss.

July 17, 1987.

Personally appeared E. J. Shipsey who, being duly sworn, did say that he is the President 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 he acknowledged said instrument to be its voluntary act and deed.

Official Seal

Before me:

Notary Public for Oregon

My commission expires: 3-22-89

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- \*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (CORPORATION)

TO

After Recording Return to Taxes:

Grantees  
P.O. Box 393  
Keno OR 97627

STATE OF OREGON,

County of ) ss.

I certify that the within instrument was received for record on the day of 19

at o'clock M. and recorded in book Records of Deeds of said County.

Witness my hand and seal of County affixed.

By Title Deputy

## EXHIBIT "A"

1. Conditions, restrictions as shown on the recorded plat of Fifth Addition to Klamath River Acres.
2. Rights of governmental bodies in and to that portion of the above described property lying below normal highwater mark of Klamath River.
3. Waiver of riparian rights and release of damages, as disclosed by an instrument recorded September 16, 1905 in Book 18 at page 371, Deed Records of Klamath County, Oregon.
4. Easement, including the terms and provisions, recorded on August 10, 1933 in Book 101 at page 331.
5. This property lies with in and is subject to the levies, liens and assessments of Klamath River Acres Road District.
6. Taxes for the year 1987-88 are now a lien buy not yet payable.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 21st day  
of July A.D. 19 87 at 3:58 o'clock P M., and duly recorded in Vol. M87  
of Deeds on Page 13012.

FEE \$14.00

Evelyn Biehn, County Clerk

By *Pat Smith*