

86418

ASPH-32132
WARRANTY DEED

STANDARD BUSINESS LAW PUBLISHING CO., PORTLAND, OR., 97204

Vol. M88 Page 6064

KNOW ALL MEN BY THESE PRESENTS, That Steve Keel

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard L. Garbutt, 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:

The Southerly 108 feet of the Easterly one-half of Lot 1 in Block 8 of ORIGINAL TOWN of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk 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 those of record,

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 \$200.00. ~~THE WHOLE OF THE ABOVE DESCRIBED PREMISES ARE HEREBY GRANTED TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS FOREVER.~~ (The sentence between the symbols (X), 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 2nd day of May, 1980; 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)

Steve Keel

STATE OF OREGON,

County of Klamath

May 2, 1980.

Personally appeared the above named Steve Keel

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

(OFFICIAL SEAL)

CYNETH L. FOWE

Notary Public for Oregon

My commission expires: 9-3-83

Steve Keel

STATE OF OREGON, County of

Personally appeared

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

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 18th day of April, 1988, at 3:28 o'clock P.M., and recorded in book M88 on page 6064 or as file/reel number 86418. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By Bernetha J. Black, Deputy

Fee \$10.00

GRANTOR'S NAME AND ADDRESS

Richard L. Garbutt
112 N. Fifth Street
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

Douglas Osborne
112 N. Fifth Street
Klamath Falls, OR 97601

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

NAME, ADDRESS, ZIP