

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. M88 Page 16388

92106

MTC-20413

KNOW ALL MEN BY THESE PRESENTS, That HASKELL KEEL AND MARIE KEEL, HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PATRICK D. MURRAY AND MARY E. MURRAY, 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 21 in Block 14, TRACT 1114, EIGHTH ADDITION TO SUNSET VILLAGE., according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

ACCOUNT NO. 41 3909 12CA 700

MOUNTAIN TITLE COMPANY

"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."

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 apparent to the land as the date of this instrument 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 \$ 61,000.00. However, the actual consideration consists of the whole consideration (indicate which). (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 30th day of September, 1988; 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, } ss.
County of Klamath
September 30, 19 88

Personally appeared the above named
Haskell Keel and Marie Keel

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

Before me: Judith L. Morgado
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 8-31-91

Haskell Keel
Haskell Keel

Marie Keel
Marie Keel) ss.
STATE OF OREGON, County of _____, 19 _____

Personally appeared _____, 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 _____

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: (OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Haskell Keel C/O KFF
Marie Keel

GRANTOR'S NAME AND ADDRESS
Patrick D. Murray C/O KFF
Mary E. Murray

GRANTEE'S NAME AND ADDRESS
After recording return to:
KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 30th day of Sept., 19 88, at 3:48 o'clock P.M., and recorded in book M88 on page 16388 or as file/reel number 92106

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Orville Mullins Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY