

96184

MTC-20875 P

WARRANTY DEED

Vol. m89 Page 1005

KNOW ALL MEN BY THESE PRESENTS, That ALBERT DONALD HALL & DIXIE L. HALL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAYMOND THOMAS KEEN, JR. & ROSALIE M. KEEN, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 1 in Block 2 of BEL-AIRE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909-2DA-4700

"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 and the above granted premises, free from all encumbrances EXCEPT those of record and 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 \$ 41,550.00.
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration indicated which of the sum between the number 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 17th day of January, 19 89; 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.

Albert Donald Hall
 Albert Donald Hall

Dixie L. Hall
 Dixie L. Hall

STATE OF OREGON,)
 County of Klamath) ss.
1/17, 19 89

STATE OF OREGON, County of _____) ss.
 _____, 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 _____, a corporation,

Personally appeared the above named _____
Albert Donald Hall & Dixie L. Hall

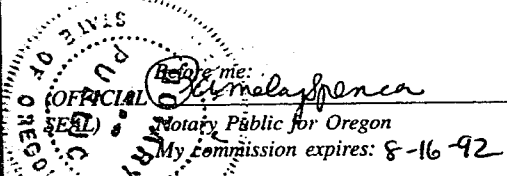
_____ and acknowledged the foregoing instrument to be their voluntary act and deed.

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:



Albert Donald Hall & Dixie L. Hall

4731 BIRSBEE
Klamath Falls OR 97603
 GRANTOR'S NAME AND ADDRESS

Raymond Thomas Keen, Jr. & Rosalie M. Keen
5300 Bel Aire Drive
Klamath Falls, OR 97603
 GRANTEE'S NAME AND ADDRESS

After recording it to be as:
Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
 County of Klamath

I certify that the within instrument was received for record on the 18th day of Jan., 19 89, at 8:54 o'clock A.M., and recorded in book M89 on page 1005 or as file/reel number 96184.
 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Pauline Muelendorp Deputy
 Recording Officer

Fee \$8.00

415 8 HW 61 NW 68.

MOUNTAIN-TITLE COMPANY

MOUNTAIN-TITLE COMPANY