

1-1-74

1812

WARRANTY DEED

Vol. M89 Page 11251

KNOW ALL MEN BY THESE PRESENTS, That Jerrold W. Kellar and Mary A. Kellar,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Darle Runnels

, 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 10 in Block 45 of First Addition to the City of Klamath Falls according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to that certain mortgage executed by Jerrold W. Kellar and Mary A. Kellar, husband and wife, to Jim A. Kelley dated November 14, 1977, recorded November 15, 1977, Vol. M77, page 22175, which grantees assume and agree to pay.

(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 taxes for fiscal year 1979-80 now a lien but not yet payable;

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 \$ 31,400.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).~~ (The sentence between the symbols ①, 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 9 day of August, 1979; 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)

Jerrold W. Kellar
Mary A. Kellar

STATE OF Oregon
County of Klamath
August 9, 1979

STATE OF OREGON, County of , ss.

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, 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)

Personally appeared the above named Jerrold W. Kellar and Mary A. Kellar and acknowledged the foregoing instrument to be their voluntary act and deed.

[Signature]
Notary Public for Oregon
My commission expires: 8-5-83

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NEAL G. BUCHANAN
ATTORNEY AT LAW
FIRST INTERSTATE BANK BUILDING
801 MAIN ST., SUITE 215
KLAMATH FALLS, OR 97601-6007
(503) 862-6600

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 22nd day of June, 19 89, at 4:55 o'clock P.M., and recorded in book M89 on page 11251 or as file/reel number 1812, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Darlene M. Macdonald Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee \$8.00

89 JUN 22 PM 4 55