

9714

MTC 22871

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JOE L. KELLER, as to an undivided 1/2 interest and ROSIE A. KELLER, as to an undivided 1/2 interest hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID L. KENNON and LUCINDA R. KENNON, 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 KIAMATH and State of Oregon, described as follows, to-wit:

Lots 14 & 15, Block 10 of TRACT 1108, SEVENTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 012BD 00800

"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 those apparent upon the land

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 \$ 110,000.00. ~~It is hereby acknowledged that the consideration stated in this instrument is the full and true consideration for the transfer of the property described herein and that the grantor has received the same in full payment of the purchase price of the property described herein.~~ (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 2nd day of January, 19 90; 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.

JOE L. KELLER

ROSIE A. KELLER

STATE OF OREGON, County of _____) ss.
January 2, 19 90

STATE OF OREGON,)
County of Klamath) ss.
January 2, 19 90

Personally appeared the above named
Joe L. Keller and Rosie A. Keller

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 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.

(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 8-31-91

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Joe L. & Rosie A. Keller

6412 Earlan Drive

Klamath Falls, Oregon 97603

David L. & Lucinda R. Kennon

3629 Lamarada Way

Klamath Falls, Oregon 97603

After recording return to

KLAMATH FIRST FEDERAL S&A

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&A

2943 SOUTH SIXTH STREET

KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 2nd day of Jan., 19 90, at 4:20 o'clock P.M., and recorded in book M90 on page 58 or as file/recd number 9714

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline M. Miller Deputy

Fee \$28.00