

KNOW ALL MEN BY THESE PRESENTS, That

TIMOTHY W. KEE and ROBYN D. KEE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ARNOLD L. WARREN and CARMEN M. CARAMES, not as tenants in common, but with the right of survivorship, 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 17 of LAMRON HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3909-011DC-06600.

"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 all those of record and those apparent upon the land 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 \$ 59,900.00

~~THE GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS 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 GRANTOR ALSO WARRANTS AND FOREVER DEFENDS 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.~~

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, 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.

Timothy W. Kee
TIMOTHY W. KEE

Robyn D. Kee
ROBYN D. KEE

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

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, 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: Kristi L. Redd
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 11/16/91

Before me: _____
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

TIMOTHY W. KEE and ROBYN D. KEE
c/o Bob Mann, 382 N. 38th Place
Springfield, OR 97478

GRANTOR'S NAME AND ADDRESS

ARNOLD L. WARREN and CARMEN M. CARAMES
4437 Allyn St.
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a charge is requested all tax statements shall be sent to the following address:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.

County of Klamath

I certify that the within instrument was received for record on the 3rd day of May, 19 90, at 2:38 o'clock P M., and recorded in book M90 on page 8403 or as file/reel number 14399, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Debra M. Mullendale Deputy

Fee \$28.00