

27336

MTC #25032-N

WARRANTY DEED

Vol. 991 Page 5270

KNOW ALL MEN BY THESE PRESENTS, That Gene A. Richardson and Carrie L. Richardson, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert E. Keller and Mary W. Keller, 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, 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 21 of MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 and the above granted premises, free from all encumbrances except all those of record and those apparent to 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 \$ 57,600.00

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 22nd day of March, 19 91; 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.

STATE OF OREGON,)
County of Klamath) ss.
March 22, 19 91

Gene A. Richardson
Carrie L. Richardson

Personally appeared the above named
Gene A. Richardson and
Carrie L. Richardson

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

Before me:

Nancy M. Minn

Notary Public for Oregon
My commission expires: 6/8/92

STATE OF OREGON, County of) ss.

The foregoing instrument was acknowledged before me this

, 19 , by

president, and by

secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: (SEAL)

Gene A. Richardson and Carrie L. Richardson

1909 Lower Klamath Lake Rd.
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Robert E. Keller and Mary W. Keller
6308 Sage Way
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:
Robert E. Keller and Mary W. Keller
6308 Sage Way
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Robert E. Keller and Mary W. Keller
6308 Sage Way
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 25th day of March, 19 91, at 1:19 o'clock P.M., and recorded in book M91 on page 5270 or as file/reel number 27336. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Debra M. Mendenhall Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY

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