

NL

47899

WARRANTY DEED

Vol. m92 Page 16256

KNOW ALL MEN BY THESE PRESENTS, That CARL C. SHUCK and ANNE M. SHUCK

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES R. KELLER and DONNA KELLER, husband and wife, as tenants by the entirety, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 21 in Block 4 of TRACT NO. 1035, GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 those of record and apparent to the land and the 1992-1993 taxes for the fiscal year, a lien not yet due and payable.

and that grantor will warrant and forever defend the 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 \$ 73,000.00

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

part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 22nd day of July, 19 92; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Carl C. Shuck  
CARL C. SHUCK

Anne M. Shuck  
ANNE M. SHUCK

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on July 22, 19 92,

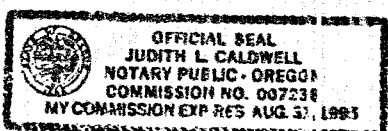
by Carl C. Shuck and Anne M. Shuck

This instrument was acknowledged before me on \_\_\_\_\_, 19 \_\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Judith L. Caldwell  
Notary Public for Oregon  
My commission expires 8-31-95

Carl C. Shuck  
Anne M. Shuck  
C/O Klamath First Federal

Grantor's Name and Address

James R. Keller  
Donna K. Keller  
5232 Starlit Ct., KFO 97603

Grantee's Name and Address

After recording return to (Name, Address, Zip):  
Klamath First Federal  
2943 S. 6th St.  
Klamath Falls, Oregon 97603

Until requested otherwise send all tax statements to (Name, Address, Zip):  
Klamath First Federal  
2943 S. 6th St.  
Klamath Falls, Oregon 97603

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, }  
County of Klamath } ss.

I certify that the within instrument was received for record on the 22nd day of July, 19 92, at 3:44 o'clock P.M., and recorded in book/reel/volume No. M92 on page 16256 and/or as fee/file/instrument/microfilm/reception No. 47899, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE  
By Deborah M. Mulendy, Deputy.