72851
75079

MOUNTAIN TITLE COMPANY

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WARRANTY DEED

MTC 31230-MK

KNOW ALL MEN BY THESE PRESENTS, That

DALE H. KEEFER and SHIRLEY A. KEEFER, husband and wife

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

MICHAEL L. WOODWARD and JEANETTE V. WOODWARD, 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 3 in Block 2 of TRACT NO. 1009 YONNA WOODS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

~~TOGETHER WITH A 1991 GOLDWEST MOBILE HOME, TITLE #9031885475, VI BD9086 Plat #X210422~~

THIS DOCUMENT IS BEING RERECORDED TO ADD NOTARY STAMP

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." AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

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, if any, as 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 $ 75,000.00

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 7th *day of* December, *19* 93 *; 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.*

Dale H. Keefer
DALE H. KEEFER

Shirley A. Keefer
SHIRLEY A. KEEFER

STATE OF OREGON,
County of Klamath *) ss.*
December 7, 19 93

Personally appeared the above named
DALE H. KEEFER
SHIRLEY A. KEEFER

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

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/95

OFFICIAL SEAL
KRISTI L. REDD
NOTARY PUBLIC - OREGON
COMMISSION NO. 010431
MY COMMISSION EXPIRES NOV. 16, 1995

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)*

DALE H. KEEFER and SHIRLEY A. KEEFER
RT 1 BOX 390
BONANZA, OR 97623
GRANTOR'S NAME AND ADDRESS

MICHAEL L. WOODWARD and JEANETTE V. WOODWARD
10739 YONNA DRIVE
BONANZA, OR 97623
GRANTEE'S NAME AND ADDRESS

After recording return to:
MICHAEL L. WOODWARD and JEANETTE V. WOODWARD
10739 YONNA DRIVE
BONANZA, OR 97623

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Title co

on this 27th day of Jan A.D., 19 94
at 10:13 o'clock A M. and duly recorded
in Vol. M94 of Deeds Page 2822.
Evelyn Biehn County Clerk
By Pauline Mullendore Deputy.

Fee, $5.00

STATE OF OREGON,
County of Klamath *ss.*
I certify that the within instrument was received for record on the 15th *day of* Dec., *19* 93, *at* 3:24 *o'clock* P *M., and recorded in book* M93 *on page* 33380 *or as file/reel number* 72851, *Record of Deeds of said county.*
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendore *Deputy*

Fee $30.00

COUNTY COMMISSIONERS KLAMATH COUNTY STATE OF OREGON
RECORDER'S USE

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MOUNTAIN TITLE COMPANY

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