

1-1-74

89505

10-12-94A10:39 RCVD WARRANTY DEED

Vol. m9w Page 31819 4

KNOW ALL MEN BY THESE PRESENTS, That KENO CONSTRUCTION COMPANY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called John W. Stahr, Jr. and Linda S. Stahr, the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of \_\_\_\_\_ and State of Oregon, described as follows, to-wit:

Lot 16, Block 24, Fourth Addition, Klamath River Acres of Oregon, Ltd.  
according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon. Also subject to well agreement as  
described in quit claim deed recorded in Volume M 79 Page 17111.  
Also, a complete septic system is included in purchase price.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances except

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 and cents, is \$10,000.00.

① However, the actual consideration paid for this transfer, stated in terms of dollars and cents, is \$10,000.00.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$17,700.00. ~~However, the actual consideration consists of and includes other property or value given or promised which is~~  
~~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 and where the context so requires, the singular includes the plural and the plural includes the singular.  
 changes shall be implied to make the provisions of this deed conform to the above.

In Witness Whereof, the grantor has executed this instrument this 6<sup>th</sup> day of September, 1979; 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.

(If executed by a corporation,  
affix corporate seal)

E. J. Shipsey - President

STATE OF OREGON.

County of \_\_\_\_\_ ss.  
\_\_\_\_\_, 19\_\_\_\_

*Personally appeared the above named.*

.....and acknowledged the foregoing instru-  
ment to be.....voluntary act and deed.

*Before me:*

(OFFICIAL  
SEAL)

Notary Public for Oregon  
My commission expires:

STATE OF OREGON, County of Klamath  
September 6, 1979 ) ss.

Personally appeared E. J. Shipsey

who, being duly sworn,  
~~and to his friend and brother, the other~~, did say that the ~~person~~ in the  
 he is

Construction Company, secretary of Keno, 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:

*Before me:*

*Silva m. El*  
Notary Public for Oregon

My commission expires: 4/18/80

(OFFICIAL  
SEAL)

Keno Construction Company  
P.O. Box 52  
Keno, Oregon 97627

GRANTOR'S NAME AND ADDRESS

John W. Stahr, Jr. & Linda S. Stahr  
125 Marion Ave. 280 Emerald Oak Dr.  
Pittsburg, Ca. 95632  
Galt, CA 95632

GRANTEE'S NAME AND ADDRESS

After recording return to:

John W. & Linda Stahr  
280 Emerald Oak Dr.  
Galt, CA 95632

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

John W. Steh-

NAME, ADDRESS, ZIP

STATE OF OREGON.

County of ... Klamath

I certify that the within instrument was received for record on the 12th day of Oct., 1994, at 10:39 o'clock AM, and recorded in book M94 on page 31819 or as file/reel number. 89505  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline N. Nunnery Deputy

Fee \$30.00