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932

WARRANTY DEED

Vol. NVSPage 14492KNOW ALL MEN BY THESE PRESENTS, That ROBERT DEAN KEESEE

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

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:

**** ROBERT D. KEESEE, TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE ROBERT D. KEESEE LOVING® TRUST DATED MAY 30, 1995, AND ANY AMENDMENTS THERETO.

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature, and terms of any right or indemnification available to Grantor under and title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

(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

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 \$ -0-

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) ~~of the premises hereunto~~ 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 30th day of May, 19 95, 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

ROBERT DEAN KEESEE

STATE OF OREGON, County of JACKSON) ss.This instrument was acknowledged before me on MAY 30, 19 95, by ROBERT DEAN KEESEEThis instrument was acknowledged before me on 19,

by

as

of



OFFICIAL SEAL
JAMES H. SMITH
NOTARY PUBLIC - OREGON
COMMISSION NO 010393
MY COMMISSION EXPIRES OCT 31, 1995

JAMES H. SMITH

Notary Public for Oregon

My commission expires 10/31/95

ROBERT DEAN KEESEE

12422 HWY 234

GOLD HILL, OREGON 97525

Grantor's Name and Address

ROBERT D. KEESEE, TRUSTEE

ROBERT D. KEESEE, LOVING TRUST DATED 5/30/95

12422 HWY 234

GOLD HILL, OREGON 97525

Grantee's Name and Address

After recording return to (Name, Address, Zip):

JAMES H. SMITH, ESQ.

711 BENNETT AVENUE

MEDFORD, OR 97504

Until requested otherwise send all tax statements to (Name, Address, Zip):

ROBERT D. KEESEE

12422 HWY 234

GOLD HILL, OREGON 97525

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of JACKSON) ss.

I certify that the within instrument was received for record on the 30th day of May, 19 95, at 10 o'clock AM, and recorded in book/reel/volume No. 14492 on page 14492 and/or as fee/file/instrument/microfilm/reception No. 14492, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By James H. Smith, Deputy.

EXHIBIT "A"

Beginning at a point on the South boundary line of the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 E.W.M., 905 feet East of the Southwest corner of said SE1/4 NW1/4 of said Section 2; thence East 80 feet along the South boundary of said Section 2; thence North 545 feet to a point; thence West 80 feet to a point; thence South 545 feet to the point of beginning, EXCEPTING that portion awarded to the State of Oregon, by and through its State Highway Commission, by decree entered March 19, 1965, Case No. 64-24 L in the Circuit Court of the State of Oregon for Klamath County. *W*

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of James Smith the 1st day
 of June A.D., 19 95 at 1:49 o'clock P M., and duly recorded in Vol. M95,
 of Deeds on Page 14492.
 By Bernetha Q. Letsch County Clerk

FEE \$35.00