

A-19257

26037

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WARRANTY DEED

This Indenture Witnesseth, THAT TOM L. SMITH and PATSY S. SMITH,
husband and wife,

hereinafter known as grantors for the consideration hereinafter recited,
have bargained and sold, and by these presents do grant, bargain, sell and convey unto
THEODORE C. SMITH, a single man,

his heirs and assigns, the following described premises, situated in Klamath County,
Oregon, to-wit:

Lot 8 in Block 214, MILLS SECOND ADDITION to the City of Klamath Falls, Oregon,
Klamath County, Oregon.

SUBJECT TO:

1. 1968-69 taxes, now a lien but not yet payable.
2. Trust Deed, including the terms and provisions thereof, given by Frank Rybczyk and Emily Gail Rybczyk, husband and wife, to Oregon Title Company of Klamath County, trustee, and The First National Bank of Oregon, Portland as beneficiary, dated October 11, 1963, recorded October 14, 1963, in Mortgage Book 219 at page 606, records of Klamath County, Oregon, to secure the payment of \$7,750.00, the balance of which the grantee herein expressly assumes and agrees to pay in accordance with the terms and conditions thereof.

The true and actual consideration for this transfer is \$8,242.52, being \$1,700.00
by second purchase money mortgage and \$6,542.52 by assumption of above described
Trust Deed.

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee,
his heirs and assigns forever. And the said grantors do hereby covenant to and with the said
grantee, his heirs and assigns, that they are the owners in fee simple of said premises;
that they are free from all incumbrances, except those above set forth,
and that they will warrant and defend the same from all lawful claims whatsoever, except those
above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals
this 11th day of September 19 68.

(SEAL)

Tom L. Smith

(SEAL)

(SEAL)

Patsy S. Smith

(SEAL)

STATE OF OREGON, County of Klamath ss. September 11, 19 68

Personally appeared the above named TOM L. SMITH and PATSY S. SMITH,
husband and wife,

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

NOTARY

From Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon

Before me:

Notary Public for Oregon.

My commission expires My Commission Expires March 9, 1971

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 11 day of September, 19 68, at 9:51 o'clock A.M., and recorded in book M-68 on page 8290 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

County Clerk-Recorder.

By

Charles K. Nowman

Deputy

15 Rec. 1.50

Return to:
George J. Goring & Son
538 Main
Klamath Falls, Oregon
97601