

1967

40357

KNOW ALL MEN BY THESE PRESENTS, That Ben Rummels, who acquired title as Ben Rummels, and Gladys Rummels, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Clarence W. Smith and Anna Mae Smith, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 24 of Frontier Tracts, a platted portion of Klamath County, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to the reservation that no commercial enterprise or enterprises shall be operated on the above described real property.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except easements and rights of way of record and taxes for fiscal year 1969-70;

and that grantor will warrant and forever defend the above granted 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 \$600.00.
 However, the actual consideration paid for the above described premises is the whole of the consideration paid for the whole of the premises.

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 1st day of August, 1969; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Ben Rummels
Gladys Rummels

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

August 1, 1969

Personally appeared the above named Ben Rummels, aka Ben Rummels and Gladys Rummels, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires: 9/23/69

STATE OF OREGON, County of Klamath

Personally appeared _____, and _____, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

C.W. Smith
P.O. Box 545
Newhall, California
91321

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

\$1.50

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 20th day of April, 1970, at 2:39 o'clock P.M., and recorded in book M. 70 on page 3100. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

By Hazel Drangel, Deputy

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