

1967/50

KNOW ALL MEN BY THESE PRESENTS, That Michael K. Smith and Sherrill L. Smith, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Larry R. King and Mary K. King, 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, that 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:

East 20 feet of Lot 3 and the West 40 feet of Lot 2, Block 305 DARROW ADDITION to the City of Klamath Falls, Klamath County, Oregon.

Grantees assume and agree to pay the present existing Mortgage, including the terms and provisions thereof, dated January 14, 1969, recorded January 16, 1969, in M-69 at page 446, the unpaid principal balance of which is \$12,652.25 to the United States National Bank of Oregon.

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 as noted of record and those apparent upon the land, if any, as of the date of this Deed;

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 \$14,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which):

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 14th day of July, 1970.

Michael K. Smith
Sherrill L. Smith

STATE OF OREGON, County of Klamath, ss. Michael K. Smith and Sherrill L. Smith, personally appeared the above named husband and wife

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

Before me: Margaret E. Goskey
Notary Public for Oregon
My commission expires 3-19-73

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

MICHAEL K. SMITH, et ux

TO
LARRY R. KING, et ux

AFTER RECORDING RETURN TO

Mr. Larry R. King
2250 Reclamation Avenue
Klamath Falls, Oregon

(DON'T USE THIS
SPACE. RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

39
FEE \$1.50

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instrument was received for record on the 14th day of July, 1970, at 3:26 o'clock P.M., and recorded in book M-70 on page 5796 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

By *Barbara K. Heston* Deputy

STATE OF OREGON
County of Klamath

Filed for record at request of P. L. PUCKETT

on this 14th day of July, 1970, at 4:08 o'clock P.M., recorded in Vol. M70 Page 5797

Fee .25 WM. D. MILNE

By *Barbara K. Heston*

Amount remitted
Amount due \$

Refund Check
No. Amount \$

DESCRIPTION OF REAL PROPERTY