

1-21846

FORM No. 633—WARRANTY DEED.

1967/50

55406

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LAW PUB. CO. PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That RICHARD J. SMITH

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by EVERETT L. LEACH and PATRICIA C. LEACH

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, sit-
uated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

A tract of land situated in the NW 1/4 NW 1/4 of Section
28, Township 39 South, Range 9 E.W.M., Klamath County, Oregon,
more particularly described as follows:

Beginning at a 5/8 inch iron pin on the west line
of the said Section 28, being located S. 00°01'40" W. 215.50
feet from a 5/8 inch iron pin marking the Northwest corner of
said Section 28; thence S. 89°58'20" E. 435.0 feet to a 5/8
inch iron pin; thence N. 00°01'40" E. parallel to the West Line
of said Section 28 a distance of 200.00 feet; thence N. 89°
58'20" W. 435 feet to the West line of said Section 28; thence
S. 00°01'40" W. 200.00 feet to the point of beginning, containing
2.00 acres, more or less, including that portion along the
Westerly side lying within the Tingley Road right of way.
(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:

1. Taxes for 1971-72 are partially unpaid in the amount of \$447.51. Total due was \$623.46. (Code 55-69-291).
2. Mortgage, including the terms and provisions thereof, given by Everett Leach and Wayne M. Cole to Judy Y. Smith, dated July 15, 1971, recorded July 19, 1971, in Mortgage Vol. M71 page 7511, Microfilm records of Klamath County, Oregon, to secure the payment of \$40,000.00.

and that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful 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 \$1,500.00

However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which) ①

In construing this deed and where the context so requires the singular includes the plural.
WITNESS grantor's hand this 18 day of June, 1972.

STATE OF OREGON, County of Klamath ss.
Personally appeared the above named
Richard J. Smith
and acknowledged the foregoing instrument to be voluntary act and deed.

Before me: *Harold M. Cole*
Notary Public for Oregon
My commission expires 4-12-73

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 652, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

First Federal
540 17 main
Klamath Falls, Oregon
97601

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

FEE \$2.00

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
21 day of JUNE, 1972
at 2:29 o'clock P. M., and recorded
in book M 72 on page 6697

Record of Deeds of said County.
Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

By *Harold M. Cole*

Deputy