

28-3258 H9006

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That EVERETT LEACH and PATRICIA LEACH, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by C. J. SMITH and LAURA J. SMITH, husband and wife, hereinafter called the Grantees, do hereby grant, bargain, sell and convey unto the said Grantees and Grantees' 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:

Lot 15, Block 3, SHADOW HILLS NO. 1, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, easements, rights of way of record and those apparent on the land.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Shadow Hills No. 1.
4. Utility easements as delineated on the recorded plat along the rear 8 feet of subject property.
5. An easement created by instrument, including the terms and provisions thereof, dated November 15, 1962, recorded December 21, 1962 in Book 342 at page 155, Deed Records, in favor of Pacific Power & Light Company for right of way for transmission line.

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees heirs, successors and assigns forever.

And said Grantors hereby covenant to and with said Grantees and Grantees' heirs, successors and assigns, that Grantors

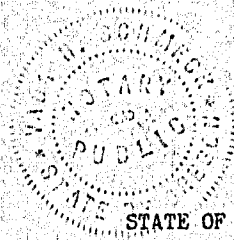
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are lawfully seized in fee simple of the above granted premises,
free from all encumbrances, except as hereinabove set forth, and
that Grantors will warrant and forever defend the above granted
premises and every part and parcel thereof against the lawful
claims and demands of all persons whomever, except those claim-
ing under the above described encumbrances.

The true and actual consideration paid for this transfer,
stated in terms of dollars, is \$23,900.00.

WITNESS Grantors' hands this 29th day of August,
1972.



STATE OF OREGON)
County of Klamath) ss.

Everett Leach

Patricia C. Leach

Personally appeared the above named EVERETT LEACH and
PATRICIA LEACH, husband and wife, and acknowledged the foregoing
instrument to be their voluntary act and deed.

BEFORE ME this 29th day of August, 1972.

Thos. H. Schmuck
NOTARY PUBLIC FOR OREGON

My Commission expires: Feb 24, 1973

WARRANTY DEED, PAGE TWO, STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO
this 30th day of AUGUST 1972 at 10:49 o'clock A. M., and
duly recorded in Vol. M 72, of DEEDS on Page 9738
FEE \$4.00

Wm. D. MILNE, County Clerk

By Hazel D. Draz

Return to
First Federal Savings
540 Main St.
Klamath Falls, Ore.