

39573

WARRANTY DEED

Vol. <sup>m</sup> 72 Page 12207

101 10 1 14 PM 1972

KNOW ALL MEN BY THESE PRESENTS, that ALAN C. CHURCH and TAFFY CHURCH, husband and wife, hereinafter referred to as "Grantors," for the consideration hereinafter stated, to Grantors paid by GARY D. SMELCER and LINDA L. SMELCER, husband and wife, hereinafter referred to as "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, situate in the county of Klamath, state of Oregon, described as follows, to-wit:

The northwest 54 feet of southeast 109.95 feet of Lot 44, HOMEDALE TRACTS, Klamath County, Oregon, also known as 5072 Homedale Road, Klamath Falls, Oregon.

SUBJECT TO: That certain mortgage given to Commonwealth, Inc. and subsequently assigned to Sherwood & Roberts with a balance of \$10,714.12.

to have and to hold the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

Grantors hereby covenant to and with said Grantees and Grantees' heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances except those listed above and those reservations, restrictions, rights of way of record and those apparent on the land, 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 whomsoever, except those claiming under the above stated encumbrances.

The true and actual consideration paid for this transfer is \$11,200.

WITNESS Grantors hands this 17<sup>th</sup> day of October, 1972.

Alan C. Church  
Alan C. Church

Taffy Church  
Taffy Church

STATE OF OREGON     )  
County of Klamath    ) ss.

12208

Personally appeared the above named Alan C. Church and Taffy Church, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



*Shirley J. Smith*  
Notary Public for Oregon  
My Commission expires: 2/8/73

19 1972 OCTOBER 19 A.D. 1972  
1:54 P.M. and 2  
M 72 DEEDS  
P. 12207  
Wm D. MILNE, County Clerk  
By *Hazel Craig*  
Fee \$ 4.00

28-3740

Return to:

CERTIFIED MORTGAGE CO.  
928 KLAMATH AVENUE  
KLAMATH FALLS, OREGON 97601