

28-4208  
KNOW ALL MEN BY THESE PRESENTS, That Arthur G. Jones and Ruth M. Jones, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Ronald J. Smith and Nancy A. Smith, husband and wife

hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

Lot 12 in Block 5 in Tract 1022 known as FOURTH ADDITION to SUNSET VILLAGE, Klamath County, Oregon.

Subject, however, to the following:  
1. Regulations, including levies, assessments, water and irrigation (for continuation of this deed see reverse side)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, that the said premises are free from all encumbrances except as noted of record as of the date of this deed 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 \$ 31,000.00  
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

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 19th day of January, 1973; 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.

Arthur G. Jones  
Ruth M. Jones

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,  
County of Klamath  
January 19, 1973  
Personally appeared the above named  
Arthur G. Jones and Ruth M. Jones  
and they acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon  
My commission expires: 3-19-73

STATE OF OREGON, County of ss.  
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:

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  
(SURVIVORSHIP)

TO  
Ronald J. Smith  
3533. Grenada Way  
Klamath Falls,  
Oregon 97601.

STATE OF OREGON, ss.

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_  
Record of Deeds of said County.  
Witness my hand and seal of County affixed.

By \_\_\_\_\_ Deputy.

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

28-4033  
JUN 13 1973  
This Deed inures to the benefit of the Beneficiary named herein and shall be recorded in the office of the County Clerk of Klamath County, Oregon, and the Beneficiary shall be entitled to the proceeds of the sale of the property hereinafter described.

rights and easements for ditches and canals, of Enterprise Irrigation District.

2. Regulations, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Fourth Addition to Sunset Village.

3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

4. Conditions and restrictions, but omitting restrictions, if any based on race, color, religion or national origin, imposed by instrument including the terms thereof, recorded June 7, 1971 in Book M-71 at page 5502, Microfilm Records.

5. Set back provisions as delineated on the recorded plat, 25 feet from the lot line.

6. Utility easements as delineated on the recorded plat along rear lot line.

Grantees assume and agree to pay the present existing Mortgage, including the terms and provisions thereof, dated June 29, 1972, in M-72 at page 7082, given to secure the payment of \$25,500.00, with interest thereon and such future advances as may be provided therein, executed by Arthur G. Jones and Ruth M. Jones, husband and wife, the unpaid principal balance of which is \$25,395.71 to the First National Bank of Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICATITLE INS. CO

this 19th day of JANUARY A. D. 1973 at 3:57 P. M., and  
duly recorded in Vol. M 73, of DEEDS, Page 728

Wm D. MILNE, County Clerk.

FEES \$ 4.00

By *Hazel Drayton*

28-1033  
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*John M. G.*