

A-22692

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## WARRANTY DEED

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MARK D. SMITH and PHYLLIS A. SMITH, husband and wife, hereinafter called grantor, conveys to RONALD BRYCE COLEMAN and WILMA COLEMAN, Husband and wife, all that real property situate in the County of Klamath, State of Oregon, described as:

The Southwesterly 35 feet of Lot 7 and the Northwesterly 30 feet of Lot 8 in Block 4 of First Addition to Tonatee Homes, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO: That certain Trust Deed, including the terms and provisions thereof, given by Mark D. Smith and Phyllis A. Smith, husband and wife, grantors, to Transamerica Title Insurance Company, Trustee, for First National Bank of Oregon, beneficiary, dated June 11, 1971, recorded June 11, 1971, in Mortgage Volume M71 page 5919 Microfilm records of Klamath County, Oregon, to secure the payment of \$14,750.00, which the grantee herein assume and agree to pay according to the terms thereof.

and covenant that grantor is the owner of the above described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Sixteen Thousand Seven Hundred Fifty and No/100ths (\$16,750.00) DOLLARS.

The foregoing recital of consideration is true as I verily believe.

Dated this 9 day of February, 1973.

Mark D. Smith  
Phyllis A. Smith

STATE OF OREGON }  
County of Klamath } ss.

February 9, 1973.

Personally appeared the above named MARK D. SMITH and PHYLLIS A. SMITH, Husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:



VANDENBERG & BRANDSNESS  
ATTORNEYS AT LAW  
KLAMATH FALLS, OREGON 97601

Lidney T. Tucker  
Notary Public for Oregon  
My Commission expires: April 9, 1973

STATE OF OREGON, }  
County of Klamath } ss.

Filed for record at request of:  
Klamath County Title Co.  
on this 13th day of February A. D., 19 73  
at 3:45 o'clock P. M. and duly  
recorded in Vol. M73 of Deeds  
Page 1597

WM. D. MILNE, County Clerk  
By Cynthia C. Cooper  
Fee \$2.00 Deputy.

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A-22692

FORM No.

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and all fixtures  
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thereon according  
final payment of

To protect  
1. To protect  
and repair; not to  
not to commit or per  
2. To compl  
manner any building  
destroyed thereon, an  
3. To compl  
tions and restrictions  
join in executing such  
cial Code as the ben  
proper public office  
by filing officers or  
beneficiary.

4. To provide  
now or hereafter erect  
and such other hazards  
an amount not less th  
companies acceptable  
policies of insurance sh  
if the grantor shall fail  
deliver said policies to  
tion of any policy of  
the beneficiary may  
collected under any fi  
ciary upon any indebted  
may determine, or at a  
any part thereof, may b  
not cure or waive any d  
act done pursuant to suc

5. To keep said  
taxes, assessments and o  
against said property be  
charges become past due  
to beneficiary; should the  
ments, insurance premium  
by direct payment or b  
make such payment, ben  
and the amount so paid,  
herby, together with the  
trust deed, shall be add  
trust deed, without waiv  
covenants hereof and for  
erty hereinbefore describ  
same extent that they are  
described, and all such pay  
out notice, and the nonpay  
render all sums secured by  
constitute a breach of this

6. To pay all costs  
of title search as well as fi  
in connection with or in en  
fees actually incurred.  
7. To appear in an  
action or proceeding in wh  
any suit for the foreclosure  
cluding evidence of title and  
amount of attorney's fees m  
fixed by the trial court and  
decree of the trial court, an  
pelate court shall adjudge  
ney's fees on such appeal.

8. In the event that a  
under the right of eminent do  
right, if it so elects, to requi  
as compensation for such tak  
to pay all reasonable costs,  
incurred by grantor in such  
both in the trial and appella  
fiary in such proceedings, a  
secured hereby; and grantor  
and execute such instruments  
pensation, promptly upon bene  
9. At any time and fr  
fiary, payment of its fees an

The grantor