

28-3406

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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, that JOSPEH W. SMITH and EVELYN C. SMITH, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by GUARDIAN WAREHOUSE COMPANY, a California corporation, hereinafter called the Grantee, do 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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The SE 1/4 SW 1/4, the S 1/2 SE 1/4 of Section 7; Government Lots 3 and 4 of Section 17; and all in Section 18, Township 41 South, Range 8 East of the Willamette Meridian.

Government Lot 1 of Section 13, Township 41 South, Range 7 East of the Willamette Meridian.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;

2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

3. Mortgage, including the terms and provisions thereof, dated January 25, 1972, recorded February 2, 1972 in M-72 at page 1223, and re-recorded February 4, 1972 in M-72 at page 1281, given to secure the payment of \$4,100.00 with interest thereon and such future advances as may be provided therein, executed by Joseph W. Smith and Evelyn C. Smith, husband and wife, to the Federal Land Bank of Berkeley, a corporation, which said Mortgage, Grantee hereunder agrees to assume and pay according to the terms thereof.

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said Grantors hereby covenant to and with said Grantee and Grantee's heirs, successors and assigns

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that Grantors 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 whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$20,000.00.

WITNESS Grantors' hands this 15th day of December, 1972.

*Joseph W. Smith*  
JOSEPH W. SMITH  
*Evelyn C. Smith*  
EVELYN C. SMITH

STATE OF OREGON            )  
                                  ) ss.  
County of Klamath        )

Personally appeared the above-named JOSEPH W. SMITH and EVELYN C. SMITH, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME this 15th day of December, 1972.



*Paul D. Brown*  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 10/4/76

STATE OF OREGON, }  
County of Klamath } ss.

Filed for record at request of:  
TRANSAMERICA TITLE INS. CO  
on this 30 day of March A. D., 1973  
at 4:40 o'clock P. M. and duly  
recorded in Vol. M. 73 of DEEDS  
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WARRANTY DEED, PAGE TWO.

WM. D. MILNE, County Clerk  
By *Hazel Drayton*  
Fee \$ 4.00 Deputy.