

1967/50

KNOW ALL MEN BY THESE PRESENTS, That JOE SMITH and EVELYN SMITH,
 husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated,
 to grantor paid by STEVEN P. JURGENS and LANA G. JURGENS, husband
and wife.

, hereinafter called the grantee,
 does 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, sit-
 uated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 26 of FIRST ADDITION TO MADISON PARK, Klamath County, Oregon.

SUBJECT TO: 1. Reservations, restrictions, rights-of-way, easements of
 record and those apparent on the land.
 2. Regulations, including levies, assessments, water and irri-
 gation rights and easements for ditches and canals, of Enterprise Irrigation
 Dist.
 3. Regulations, including levies, liens, assessments, rights-
 of-way and easements of the South Suburban Sanitary District.
 4. Utility easement, building and use restrictions and set
 back lines, including the terms and provisions thereof, as set out on the
 plat and in the Dedication of First Addition to Madison Park.
 5. County Improvement Lien #51, Page 238 filed June 7, 1965;
 unpaid balance \$123.63, plus interest, for the improvement of Cheyne Ave.,
 which grantees agree to assume and pay.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
 And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that
 grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

except as hereinabove set forth

and that
 grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
 ful 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 \$ 3,500.00
 However, the actual consideration consists of or includes other property or value given or promised which is
 part of the consideration (indicate which).^o

In construing this deed and where the context so requires, the singular includes the plural.
 WITNESS grantor's hand this 1st day of August, 1973.

STATE OF OREGON, County of Klamath) ss. August 1, 1973.
 Personally appeared the above named JOE SMITH and EVELYN SMITH,
 husband and wife
 and acknowledged the foregoing instrument to be the voluntary act and deed

(OFFICIAL SEAL)

Before me:

Notary Public

Susan Kay Way
 Notary Public for Oregon

My commission expires

6/16/77

NOTE—The sentence between the symbols ^o, if not applicable, should be deleted. See Chapter 4, Oregon Laws 1967, as amended by Oregon Laws 1969.

WARRANTY DEED

JOE SMITH

EVELYN SMITH

TO

STEVEN D. JURGENS

LANA G. JURGENS

AFTER RECORDING RETURN TO

Equitable S/L
700 Main
City

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

FEE \$ 2.00

STATE OF OREGON

County of KLAMATH) ss.

I certify that the within instru-
 ment was received for record on the
12th day of SEPTEMBER, 1973,
 at 3:12 o'clock P.M., and recorded
 in book M 73 on page 12282 or as
 filing fee number 81346, Rec-
 ord of Deeds of said County.

Witness my hand and seal of
 County attixed.

WM. D. MILNE

COUNTY CLERK

Title

By Harold Drayton Deputy