

KNOW ALL MEN BY THESE PRESENTS, That JAMES A. LEONI and HULDAH G. LEONI, husband and wife,

to grantor paid by WILLIAM W. SMITH and LAWANA P. SMITH, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, 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, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 4 in Block 3 of TRACT NO. 1008 known as BANYON PARK, Klamath County, Oregon.

SUBJECT TO: All future real property taxes and assessments; regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District; regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; reservations, restrictions, easements and rights of way of record, and those apparent on the land; terms and provisions of that certain instrument recorded 7/24/70 in Volume M-70 at page 6187, as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District;"

UNTIL EXCHANGE IS REQUESTED all future tax statements shall be sent to the following address:

(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 above set forth, and, TRUST DEED, including the terms and provisions thereof, dated 6/8/73, recorded 6/13/73 in Book M-73 at page 7377, Microfilm Records, executed by Maurice E. Bercot and Mildred A. Bercot, husband and wife, to Transamerica Title Insurance Co., trustee for beneficiary Equitable Savings & Loan Association, an Oregon, Corporation, which Grantees assume and agree to pay and hold Grantors harmless therefrom

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 \$ 26,500.00

However, the actual consideration consists of the interest in the property of value given or bestowed which is the whole consideration which is

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 10 day of March, 1974

James A. Leoni
Hulda G. Leoni

STATE OF OREGON, County of Klamath ss. March, 1974
Personally appeared the above named JAMES A. LEONI and HULDAH G. LEONI, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: Janet B. Davis
Notary Public for Oregon
My commission expires March 1, 1976

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

James A. Leoni et ux

TO
William W. Smith et ux

AFTER RECORDING RETURN TO

Equitable S & L
P.O. Box 1750
City

Until a change is requested, all tax statements shall be sent to the following address: above

FEE \$ 2.00

STATE OF OREGON

County of KLAMATH ss.

I certify that the within instrument was received for record on the 10th day of APRIL, 1974, at 11:45 o'clock A.M., and recorded in book M 74 on page 4378 or as file number 87573, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK Title
By Hayden D. Dugan Deputy