

A-24717 91225

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-WARRANTY DEED-

SMART-CLABAUGH-FAULKNER, P.C., grantors, convey to HARRY R. LANPHEAR and KAREN L. LANPHEAR, husband and wife, all that real property situate in the County of Klamath, State of Oregon, described as:

Lots 9 and 10 in Block 5 of SECOND ADDITION TO HOT SPRINGS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO: That certain Mortgage, including the terms and provisions thereof, given by Smart & Clabaugh, Inc. a California corporation, to Bank of Klamath County, dated , recorded August 4, 1969, in Volume M69 page 6757, re-recorded in Vol. M71 page 3341, dated April 7, 1971, recorded April 19, 1971, Microfilm records of Klamath County, Oregon to secure the payment of \$24,000., which Mortgage grantees herein assume and agree to pay.

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; 1974-75 taxes are now a lien but not yet payable; 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 Twenty-Five Thousand and No/100ths (\$25,000.00) DOLLARS.

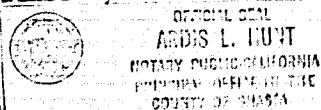
DATED this 18 day of July, 1974.

SMART-CLABAUGH-FAULKNER

By [Signature]
By [Signature]

STATE OF California } ss. July 18, 1974.
County of Shasta }

Personally appeared William Clabaugh, who, being sworn, stated that he is the Vice President, and Richard Smart, who being sworn stated that he is Secretary, of grantor corporation and that the seal affixed hereto is its seal and that this deed was voluntarily signed and sealed in behalf of the corporation by authority of its Board of Directors. Before me:



[Signature]
Notary Public for County of Shasta, Calif.
My Commission expires: 3/27/76

Until exchanges is requested all tax statements shall be mailed to the following address: 1415 Esplanade - Klamath Falls, OR 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Inc.

this 23rd day of July A. D., 1974 at 3:44 o'clock P.M., and duly recorded in Vol. M-74 of Deed on Page 8975

WM. D. MILNE, County Clerk

Fee \$2.00

Deputy

J. R.
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