

91935

KNOW ALL MEN BY THESE PRESENTS, That MARDEN E.

SMITH and MARY J. SMITH, as tenants by the entirety, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by VAN V. PERRY and SHAWNA B. PERRY, <sup>husband & wife</sup> hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the said grantees 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:

Beginning at a point on the West line of the SE1/4 of the NW1/4 of Section 2 Township 39 South, Range 9 East of the Willamette Meridian, which point is North 0°35' West 1191.2 feet from the Southwest corner of the said SE1/4 of the NW1/4 of Section 2; thence continuing North 0°35' West along said West line a distance of 75 feet thence North 89°25' East 135 feet; thence South 0°35' East 75 feet; thence South 89°25' West 135 feet to the point of beginning, being a parcel of land in the W 1/2 of the W 1/2 of the W 1/2 of the SE1/4 of the NW 1/4 of Section 2 of Township 39 South, Range 9 East of the Willamette Meridian.

## SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.

2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

FURTHER SUBJECT TO: Reservations, restrictions, easements and/or rights-of-way of record and those apparent on the land.

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 stated hereinabove, and

WARRANTY DEED - 1

AUG 13 10 51 AM 1974



9867

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 \$22,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration.

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

WITNESS grantor's hand this 30 day of

July, 1974.

*Marden E. Smith*

*Mary J. Smith*

STATE OF OREGON, County of Klamath ss. July 30, 1974

Personally appeared the above named MARDEN E. SMITH and MARY J. SMITH and acknowledged the foregoing instrument to be their voluntary act and deed:

Before me *Ernest J. Brown*  
Notary Public for Oregon  
My commission expires 11-12-76

WARRANTY DEED

MARDEN E. SMITH  
MARY J. SMITH

TO

VAN V. PERRY  
SHAWNA B. PERRY

After recording  
return to:

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

*First Federal*  
*540 Main*  
*2943 So. 6th*  
*City*

WARRANTY DEED - 2

STATE OF OREGON )  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 13th day of AUGUST, 1974, at 10:54 o'clock Am, and recorded in book 9865 on page 9865 or as file number 91935, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

WM. D. MELNE  
COUNTY CLERK Title

By *Harold Dyer* Deputy

FEE \$ 4.00