

96284
KNOW ALL MEN BY THESE PRESENTS, That
MARY E. FIKE

for the consideration hereinafter stated to the grantor paid by ROBERT EHLE SMITH and ALICE LORENE SMITH, hereinafter called the grantor, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 4, Block 6, of TRACT 1025 WINCHESTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

SUBJECT TO: (SEE REVERSE)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as herein set forth:

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 \$ 26,950.00
However, the actual consideration consists of other property of value given or promised which is part of this consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 3rd day of January, 1975; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Mary E. Fike

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

January 3, 1975

Personally appeared the above named

MARY E. FIKE

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8/11/78

STATE OF OREGON, County of) ss.

Personally appeared , 19

and

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

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

Mary E. Fike

Bx. 105 B, Chiloquin, OR 97624

TO ROBERT EHLE & ALICE LORENE SMITH

AFTER RECORDING RETURN TO
First Federal Savings & Loan Association
538 Main Street
Klamath Falls, OR 97601

No.

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

STATE OF OREGON

County of) ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as filing fee number, Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title
By Deputy

Send Tax Statements to: First Federal Savings & Loan, 538 Main, Klamath Falls, OR

SUBJECT TO:

1. Reservations, restrictions, rights of way and easements of record and those apparent on the land;
2. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith;
3. Rules, regulations and assessments of South Suburban Sanitary District;
4. Reservations and restrictions contained in the dedication and on the plat of Tract No. 1025 Winchester;
5. Declaration of Covenants, Conditions and Restrictions for Tract No. 1025 Winchester;
6. Trust Deed, including the terms and provisions thereof, given by Mary E. Fike, a single woman, as grantor, to William Ganong, Jr., as trustee, for First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, dated September 14, 1973, recorded September 21, 1973, in Vol. M73, page 12833, Microfilm records of Klamath County, Oregon, to secure the payment of \$22,450, which Trust Deed Grantees assume and agree to pay in accordance with the terms and provisions thereof.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO
 this 6th day of JANUARY A. D. 1973 at 11:10 o'clock A M., and
 duly recorded in Vol. M 75, of DEEDS on Page 157

FEE \$ 4.00

W. D. MILNE, County Clerk

By Harold Drayle