

2072

KNOW ALL MEN BY THESE PRESENTS, That JOE L. KELLER and ROSIE ANN KELLER, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWARD R. SMITH and BONNIE L. SMITH, 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 and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 7 in Block 12 of Tract No. 1079, known as SIXTH ADDITION TO SUNSET VILLAGE, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
 2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District;
 3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District;
 4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Sixth Addition
- To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. (over)
- 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

and that grantor will warrant and forever defend the said 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 \$35,025.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted: See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 23rd day of June, 1975, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of KLAMATH
June 23, 1975

ss.

Personally appeared the above named JOE L. KELLER and ROSIE ANN KELLER, husband and wife,

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

(OFFICIAL SEAL)

Susan Kay Way

Notary Public for Oregon

My commission expires 6/4/1977

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19 _____

and _____ who, being duly sworn, 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Mr. and Mrs. Joe L. Keller
6640 Keller Road
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Edward R. Smith
3937 Rio Vista Drive
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Edward R. Smith
3937 Rio Vista Drive
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Department of Veteran's Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

ss.

County of _____

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 file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____

Recording Officer
Deputy

RECEIVED JUN 23 1975

to Sunset Village;

5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded June 29, 1973, Book M-73, Page 8283;

6. An Easement created by instrument, including the terms and provisions thereof, dated December 5, 1973 recorded December 6, 1973, in Book M-73, Page 15787, in favor of Pacific Power & Light Company for electric transmission right of way over the Northeasterly 5 feet.

STATE OF OREGON; COUNTY OF Klamath; ss.

Filed for record at request of Transamerica Title Ins.

this 23 day of June A.D. 1975 at 4:00 PM, and

duly recorded in Vol. M-75, of deeds on Page 7125

Wm D. MILNE, County Clerk

By *Hazel Thayer*

4.00