

2794

KNOW ALL MEN BY THESE PRESENTS, That BURGE W. MASON and MILDRED MASON, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD KEITH SMITH and SANDRA 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, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

All of Block 18 (being Lots 1 to 24 inclusive therein) of Mountain View Addition to the City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof records of Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Taxes for 1975-76 are now a lien, but not yet payable;

(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 hereinabove stated,

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 \$7,000.00. 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 Φ if not applicable should be deleted. See OES 9.030.)

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 15th day of July, 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 } ss.
July, 1975.

Personally appeared the above named BURGE W. MASON and MILDRED MASON

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

Before me, *Robert D. Drinn*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 10/4/76

STATE OF OREGON, County of _____) ss.
19 _____

Personally appeared _____ 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. Burge W. Mason

GRANTOR'S NAME AND ADDRESS
Mr. and Mrs. Richard K. Smith
3907 Hope Street
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS
After recording return to:
Bruce Owens, Realtor
520 Klamath Ave.
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Mr. and Mrs. Richard K. Smith
3907 Hope Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of KLAMATH

I certify that the within instrument was received for record on the 16th day of JULY, 1975, at 3:45 o'clock P.M., and recorded in book M.75 on page 8088 or as file/reel number 2794, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer
By *Hazel D. Drinn* Deputy

FEE \$ 3.00

RECEIVED
JUL 16 1975
CLERK OF COUNTY