

A-26079

FORM No. 633—WARRANTY DEED (Individual or Corporate).

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OREGON 97204

WARRANTY DEED

of 11-75 Page 9979

KNOW ALL MEN BY THESE PRESENTS, That CLINTON A. SMITH and PAULINE SMITH, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD CHARLES JOHN, JR. and SHIPLEY ANN JOHN, 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:

Lot 9 in Block 7 of SUNSET VILLAGE, THIRD ADDITION, according to the official plat thereof on file in the office of the County Clerk 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 due and payable;
3. Liens and assessments of Klamath Project and Enterprise Irrigation District and regulations, easements, contracts, water and irrigation rights in connection therewith;
4. Any unpaid charges or assessments of Enterprise Irrigation District;
5. Rules, regulations and assessments of South Suburban Sanitary District;
6. Reservations and restrictions contained in the dedication and shown

(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 herein 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 \$34,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 26 day of August, 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)

Clinton A. Smith
Pauline Smith

STATE OF OREGON,
County of Klamath,
August 26, 1975.

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 _____

Personally appeared the above named CLINTON A. SMITH and PAULINE SMITH, 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

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Mr. and Mrs. Clinton A. Smith
1655 S. Highway Street
Sun Valley, Nevada
GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Richard Charles John, Jr.
6011 Monterey Street
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Richard Charles John, Jr.
6011 Monterey Street
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. F.
Salem, Oregon 97310
NAME, ADDRESS, ZIP

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 file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

9980

on the plat of Tract No. 1020, Third Addition to Sunset Village;
7. Declaration of Conditions and restrictions for Third Addition
to Sunset Village recorded May 14, 1971, Volume M71 page 4407,
Microfilm Records of Klamath County, Oregon;
8. Rules, regulations, and assessments of Sunset Highway Lighting
District No. 1.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Company
this 26th day of August A.D. 1975 at 3:10 clock P. M., and
duly recorded in Vol. M75 of Deeds on Page 9979

Wm D. MILNE, County Clerk

By Hazel Drayton

Fee \$6.00