

4496

KNOW ALL MEN BY THESE PRESENTS, That MICHAEL ANDRE SMITH, who acquired title as MICHAEL ANDRE SMITH, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN M. TENA and SHERRY A. TENA, 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 27, LANDIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Taxes for the fiscal year 1975-76, a lien, but not yet due and payable.
2. Regulations of South Suburban Sanitary District.
3. Regulations of Klamath Irrigation District.
4. Building set back line 20 feet from Clinton Street as shown on dedicated plat.
5. Easement along rear lot line as shown on dedicated plat.
6. Reservation of easement in plat dedication to wit: "Easements over all lots for future sewers."
7. Trust deed in favor of First National Bank of Oregon, recorded in Volume M72 at page 10430, which the grantees herein agree to assume and pay according to the terms.

(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 set forth above,

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 \$ 18,500.00.

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 18,500.00. The whole consideration is hereby acknowledged by the grantor and the grantee.~~

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 29 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.

*Michael Andre Smith*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.  
August 29, 1975

Personally appeared the above named Michael Andre Smith

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

(OFFICIAL SEAL)

Before me: *Judy Blubels*  
Notary Public for Oregon  
My commission expires 8-12-77

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: \_\_\_\_\_

Michael Andre Smith

GRANTOR'S NAME AND ADDRESS

John M. & Sherry A. Tena  
5234 Primrose Lane  
Klamath Falls, Oregon 97601

After recording return to:  
grantee

NAME, ADDRESS, ZIP

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

First National Bank  
P. O. Box 3131  
Portland, Oregon 97208

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instrument was received for record on the 4th day of SEPTEMBER, 1975, at 11:55 o'clock AM, and recorded in book M 75 on page 10410 or as file/reel number 4496

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

WM. D. MILNE Recording Officer  
By *Hazel Wagon* Deputy

FEE \$ 3.00