

9188

583

KNOW ALL MEN BY THESE PRESENTS, That BESSIE KENASTON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STANLEY J. SMITH, 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:

The North one-half of Lot 18 and the South 15 feet of Lot 17 of VICTORY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

76 JAN 13 PM 11 27

(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. SUBJECT TO: statutory powers, including power of assessment, of South Suburban Sanitary District and Enterprise Irrigation District; conditions and restrictions, as contained in instruments recorded July 20, 1939 in Vol. 123, page 353, and November 22, 1941 in Vol. 142, 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 \$ 10,500.00

However, the actual consideration shall be the amount of cash actually paid by the grantee to the grantor, and the balance of the purchase price shall be paid by the grantee to the grantor in installments, as provided in the deed.

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 13 day of January, 1976; 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.

Bessie Kenaston  
Bessie Kenaston

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
January 13 1976

Personally appeared the above named  
Bessie Kenaston

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

Before me: Paula McIn  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 3/25/77

STATE OF OREGON, County of ) ss.  
January 13 1976

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 \_\_\_\_\_

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: \_\_\_\_\_

KENASTON, Bessie

GRANTOR'S NAME AND ADDRESS

SMITH, Stanley J.

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Stanley J. Smith  
Box 87

Midland, Oregon 97634

NAME, ADDRESS, ZIP

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

Stanley J. Smith  
Box 87

Midland, Oregon 97634

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instrument was received for record on the 13th day of JANUARY, 1976, at 11:27 o'clock A.M., and recorded in book M 76 on page 583 or as file/reel number 9138

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

W. D. HINE

By Hagab Hagab Deputy  
Recording Officer

FEE \$ 3.00

STATE OF OREGON, ) ss.  
County of Klamath  
Personally appeared \_\_\_\_\_

(OFFICIAL SEAL)

ASSIGNMENT

Bessie Kenaston

Pacific West Mortgage

AFTER RECORDING  
Pacific West Mortgage  
P. O. Box 497  
Stayton, OR 97130

Until a change is requested all tax statements  
Earl E. & Edna L. Chaffin  
2431 Orchard St.  
Klamath Falls, Oregon