

10151

WARRANTY DEED

MTC 1421

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1967

KNOW ALL MEN BY THESE PRESENTS, That Joseph W. Smith and Evelyn C. Smith, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bruce L. Willard and Donna C. Willard as tenants by the entirety as to an undivided one-half interest and Donald M. Clark and Shirley L. Clark as tenants by the entirety as to an undivided one-half interest, 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, State of Oregon, described as follows, to-wit:

Lots 17 and 18, Madison Park, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

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 subject to reservations, restrictions, easements and rights-of-way of record and those apparent on the land 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 lawful consideration paid for this transfer, stated in terms of dollars is \$9,500.00.

In construing this deed and where the context so required, 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 1st day of February, 1976.

Joseph W. Smith
Evelyn C. Smith

STATE OF ARIZONA)
County of MARICOPA) ss:

February 1, 1976

Personally appeared the above named Joseph W. Smith and Evelyn C. Smith, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Virginia M. Hall
Notary Public for Arizona
My Commission Expires April 20, 1978

GRANTORS' NAMES AND ADDRESS:

Joseph W. Smith and Evelyn C. Smith
5907 Alva Street, Klamath Falls, Or.



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GRANTEES' NAMES AND ADDRESSES

Bruce L. Willard and Donna C. Willard

6376 Shasta Way

Klamath Falls, Oregon

Donald M. Clark and Shirley L. Clark

2745 Hope Street

Klamath Falls, Oregon

AFTER RECORDING RETURN TO:

Don Clark

2745 Hope Street

Klamath Falls, Oregon

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS
SHALL BE SENT TO THE FOLLOWING ADDRESS

Don Clark

2745 Hope Street

Klamath Falls, Oregon

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 12th day of FEBRUARY A. D. 1976 at 3:50 o'clock A. M., and

duly recorded in Vol. M 76, of DEED on Page 1967

FEE \$ 6.00

Wm D. MILNE, County Clerk
By Hazel Hazil