

1-1-74

16123

WARRANTY DEED

Vol. 76 Page 10446

KNOW ALL MEN BY THESE PRESENTS, That VINCENT J. GROGAN and GAYLE MARIE GROGAN, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN H. SMITH and NANCY G. 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:

Lot 40, LAKE SHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.
SUBJECT TO:

1. Property is included in Lakeshore Gardens Drainage District and is subject to charges and assessments thereof and canals thereon;
2. Reservations, restrictions, rights-of-way and easements of record and those apparent on the land.

(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 save those 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 \$ 37,900.00

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 Ⓢ, 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 9th day of July, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

July 9th, 1976

STATE OF OREGON, County of) ss.

Personally appeared , 19

and

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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 5-14-80

Notary Public for Oregon

My commission expires:

Vincent J. Grogan & Gayle Marie Grogan

GRANTOR'S NAME AND ADDRESS

John H. Smith and Nancy G. Smith

GRANTEE'S NAME AND ADDRESS

After recording return to:

F.F.S. & L
Main

NAME, ADDRESS, ZIP

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

John H. Smith
1423 Lakeshore
KFO 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 9th day of JULY, 1976, at 3:58 o'clock P.M., and recorded in book M 76 on page 10546 or as file/reel number 16123, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. NILNE

By *Harold H. Hagin* Recording Officer
Deputy

FEE \$ 3.00

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