

16282

KNOW ALL MEN BY THESE PRESENTS, That DONALD E. SMITH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM G. COLE

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 up-pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Westerly 75 feet of Lot 2 in Block 30 of HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: All future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land, Agreement for sewer line dated July 8, 1958, recorded July 10, 1958, in Deed Volume 300, page 633, records of Klamath County, Oregon.

(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 above set forth

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 \$ 16,000.00. 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 93.630.)

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 28th day of June, 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, ss.

June 28th, 1976

Personally appeared the above named DONALD E. SMITH

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

Notary Public for Oregon

My commission expires: Mar 3-1979

Donald E. Smith

GRANTOR'S NAME AND ADDRESS

William G. Cole

GRANTEE'S NAME AND ADDRESS

After recording return to: William G. Cole FFS+L 10th Mason St. Main Klamath Falls, Ore.

NAME, ADDRESS, ZIP

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

First Federal Savings & Loan Ass'n Main & 6th Sts. Klamath Falls, Ore.

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

FEE \$ 3.00

STATE OF OREGON, County of _____, ss.

Personally appeared _____, 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:

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 14th day of JULY, 1976, at 11:34 o'clock A.M., and recorded in book M. 76 on page 10644 or as file/reel number 16282, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By _____ Recording Officer Deputy