

1-1-74

17829

WARRANTY DEED

BUSINESS LAW PUBLISHING CO., PORTLAND, ORE., 97204

128

KNOW ALL MEN BY THESE PRESENTS, That LEE J. SMITH and DOLORES M. SMITH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID R. SPORRER and MARY LOU SPORRER, 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:

An undivided one-half interest in a parcel of land situated in Gov't Lot 4, Sec. 6, T29S, R8E, W.M., Klamath County, Oregon being more particularly described as follows:

Commencing at the intersection of the north line of said Section 6 with the westerly right-of-way line of U.S. Highway No. 97; thence S17°09'01"W along said westerly right-of-way line, 425.51 feet to the POINT OF BEGINNING for this description; thence continuing S17°09'01"W along said right-of-way line, 212.00 feet; thence N89°31'02"W, 212.00 feet; thence N17°09'01"E parallel to said right-of-way line, 212.00 feet; thence S89°31'02"E, 212.00 feet to the point of beginning. SUBJECT TO: no service station or related industry, restaurant, tavern or other dispensary of beer or liquors shall be constructed for a period of 15 years from date hereof.

(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 Contracts and/or lien for irrigation and/or drainage, and reservations, easements, restrictions 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 actual consideration paid for this transfer, stated in terms of dollars, is \$ None. 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 19th day of August, 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 Klamathss. 8-14, 1976.

Personally appeared the above named

persons

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

(OFFICIAL SEAL)

Before me: Rebecca E. Edlin
Notary Public for Oregon

My commission expires: 7-15-77STATE OF OREGON, County of Klamath ss.8-14, 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

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Mr. & Mrs. Lee J. Smith
Star Route, Box 155
Chemult, Oregon 97731
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. David R. Sporrer
Star Route, Box 125
Chemult, Oregon 97731
GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. David R. Sporrer
Star Route, Box 125
Chemult, Oregon 97731
NAME, ADDRESS, ZIP

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

Mr. & Mrs. David R. Sporrer
Star Route, Box 125
Chemult, Oregon 97731
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 19th day of AUGUST, 1976, at 8:47 o'clock A.M., and recorded in book M 76 on page 12843 or as file/reel number 17829.

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

WM. D. HILNE

Recording Officer
By Hazel Dragle Deputy

FEE \$ 3.00