

MTC #1396

STEVENS-NEWS LAW PUBLISHING CO., PORTLAND, OR 97204

1-1-74

21931

WARRANTY DEED

Vol.

10

Page

18590

KNOW ALL MEN BY THESE PRESENTS, That LOMIE R. CHRISTENSEN and PATRICIA ANN CHRISTENSEN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MELVIN L. SMITH and JOHN D. 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:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.....

## SUBJECT TO:

1. Rights of the public in and to any portion of the herein described property lying within the limits of streets and roads.
2. Grants of right of way for transmission lines recorded August 1, 1942, in Volume 149, page 41, Deed Records of Klamath County, Oregon.
3. Conditions and restrictions as set forth in Deed recorded December 8, 1961, in Volume 334, page 261, Deed Records of Klamath County, Oregon.
4. Mortgage, including the terms and provisions thereof, recorded October 1, 1975 in book M75 at page 11952, Microfilm records of Klamath County, Oregon, in favor of State of Oregon, represented and acting by the Director of Veterans Affairs.

(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

\*\*\*Affairs, which Mortgage, the Grantees herein assume and agree to pay according to the terms contained therein

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 \$ 20,185.33

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 November, 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 KlamathNovember 19, 1976

Personally appeared, the above named

Lomie R. Christensen and Patricia Ann Christensen

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

(OFFICIAL SEAL)

Before me:

David B. Pabst

Notary Public for Oregon

My commission expires: 8-12-77

STATE OF OREGON, County of \_\_\_\_\_ ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_

\_\_\_\_\_ 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)

STATE OF OREGON,

ss.

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By \_\_\_\_\_

Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Melvin L. Smith  
Mountain Title Co

NAME, ADDRESS, ZIP

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

Dept of Veterans Affairs  
1305 Ferry St. SE  
Salem, Ore. 97310

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE



DESCRIPTION

18591

A tract of land situated in the NE 1/4 of SE 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the East 1/2 corner of said Section 9; thence South 0° 08' West 608.25 feet; thence North 89° 52' West 1095.51 feet to the point of beginning; thence North 0° 08' East 205 feet; thence North 89° 52' West 214.19 feet; thence South 0° 08' West 205 feet; thence South 89° 52' East 214.19 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO  
this 22nd day of NOVEMBER A. D. 1976 at 1:06 o'clock P. M., on  
duly recorded in Vol. M 76 of DEEDS on Page 18590  
FEE \$ 6.00

W. D. MILNE, County Clerk

By Hazel Duane