

L#0141077

MTC-2794

STEVENS-HESSLER LAW PUBLISHING CO., PORTLAND, OR, 97208

FORM No. 422-WARRANTY DEED (Individual or Corporate)

1-1-74

24477

WARRANTY DEED

Vol. 77 Page 1183

KNOW ALL MEN BY THESE PRESENTS, That

James W. Chambers and Judith M. Chambers

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David B. Smith and Deborah Kay Smith, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantor'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 3 in Block 7 of BUENA VISTA 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

(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, easements or restrictions of record, common to the area or apparent on the face of 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 \$ 17,000.00. Howsoever, the consideration consists of or includes other property or value given or promised which is the whole or part of the consideration. 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 20th day of January, 1977, 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)

James W. Chambers
Judith M. Chambers

STATE OF OREGON,

County of Klamath,

January 20th, 1977.

Personally appeared the above named James W. Chambers and Judith M. Chambers

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

BEFORE ME,
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11-12-78

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____

_____ 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

James W. Chambers and Judith M. Chambers

GRANTOR'S NAME AND ADDRESS

Deborah Kay Smith

GRANTEE'S NAME AND ADDRESS

After recording return to:

FESOL
Main

NAME, ADDRESS, ZIP

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

FESOL
Main

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 21st day of JANUARY, 1977, at 1:02 o'clock P.M., and recorded in book 77 on page 1183 or as file/reel number 24477. Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Hazel Hazel Deputy

FEE \$ 3.00