

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That WILLIAM W. SMITH and LAWANA P. SMITH, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STANLEY D. NEWMAN and CLAUDIA L. NEWMAN, 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 3, Block 3, of NORTH BEAVER MARSH ADDITION, Klamath County, Oregon,

SUBJECT TO: Reservations, restrictions, easements and/or rights-of-way 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 except as hereinabove 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 \$1,000.00.

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 24 day of May, 1974; 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)

William W. Smith
Lawana P. Smith

STATE OF OREGON, } ss.
County of KLAMATH
May 24, 1974

Personally appeared the above named
William W. and Lawana P. Smith

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

Before me:
OFFICIAL SEAL
Notary Public for Oregon
My commission expires 9-2-75

STATE OF OREGON, County of _____) ss.
_____, 19____

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 _____

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: _____

STATE OF OREGON, } ss.
County of KLAMATH

I certify that the within instrument was received for record on the 8th day of FEBRUARY, 1977, at 3:45 o'clock P.M., and recorded in book M-77 on page 2336 or as file/reel number 25174. Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE
By Hazel Drayce Deputy
Recording Officer

FEE \$ 3.00

Until a change is requested all tax statements shall be sent to the following address:
Stanley D. & Claudia Newman
Star Route, Box 85
Chemult, Oregon 97731

coh 300