

32700

WARRANTY DEED

Vol. 111 Page 12769

KNOW ALL MEN BY THESE PRESENTS, That KENNETH E. SMITH and NELLIE M. SMITH, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ERNEST W. SMITH and BEVERLY ANN 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:

All that certain real property more particularly described and set forth on Exhibit "A" attached hereto and by this reference made a part hereof.

SUBJECT TO: All future real property taxes and assessments; reservations restrictions, easements and rights of way of record, and those apparent on the land; rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.

(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 \$ 10.00

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 93.030.)

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 day of May, 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)

Kenneth E. Smith
Nellie M. Smith

STATE OF OREGON,

County of Jackson ss.
June 27, 1977

Personally appeared the above named KENNETH E. SMITH and NELLIE M. SMITH, husband and wife

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: April 15, 1979

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

, 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:

Kenneth E. Smith et ux

GRANTOR'S NAME AND ADDRESS

Ernest W. Smith et ux

GRANTEE'S NAME AND ADDRESS

After recording return to:

Same as below

NAME, ADDRESS, ZIP

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

Ernest W. & Beverly Ann Smith

Box 71

Keno, Oregon

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ss.

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.

By Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

12770

DESCRIPTION

The following described real property is situate in Klamath County, Oregon, being more particularly described as follows:

PARCEL 1

A portion of Lot 1, Section 31, Township 39 South, Range 8 East, of the Willamette Meridian, more particularly described as follows:

Beginning at the Southwesterly corner of said Lot 1, which point of beginning is also the Southwesterly corner of said Section 31; thence Northerly along the Westerly boundary line of said Lot 1 and said Section 31, a distance of 135 feet; thence Easterly and parallel to the Southerly boundary line of said Lot 1 and Section 31, a distance of 60 feet; thence Southerly and parallel to the Westerly boundary line of said Lot 1 and said Section 31, a distance of 135 feet to the Southerly boundary line of said Lot 1 and said Section 31; thence Westerly along the Southerly boundary line of said Lot 1 and said Section 31, a distance of 60 feet to the point of beginning.

PARCEL 2

Beginning at the Southeast corner of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, and running thence North along the East line of said Section a distance of 135 feet to a point; thence Westerly at right angles to said East Section line a distance of 40 feet; thence South and parallel with the said East Section line a distance of 135 feet to the South line of said Section; thence East along the South line of said Section a distance of 40 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXXXXXX~~

this 19 day of July A. D. 1977 at 1:48'clock PM., ore

duly recorded in Vol. M 77, of Deeds on Page 12769

F33 \$6.00

Wm D. MILNE, County Cl.

By Pat McCullough