

35001

WARRANTY DEED (INDIVIDUAL)

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IMOGENE RALSTON

MICHAEL A. SMITH and EARLENE P. SMITH, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

Lot 6, SUMMERS PARK, Klamath County, Oregon

SUBJECT TO:

1. Taxes for the fiscal year 1977-78, are a lien but not yet due and payable.

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

4. Reservations as contained in instrument recorded April 23, 1958 in Volume 299, page 81, Deed Records of Klamath County, Oregon, to wit: "Reservations set forth in agreement between Calvin P. Peyton and Doris A. Peyton, husband and wife, and Walter N. Wise and Velma Wise, husband and wife, recorded October 27, 1942 in Volume 150, page 582, Deed Records of Klamath County, Oregon."

---continued on reverse page---

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

as shown above and on reverse page

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 33,350.00

Dated this 31st day of August, 1977.Imogene Ralston
Imogene Ralston

STATE OF OREGON, County of Klamath) ss.

On this 31st day of August, 1977, personally appeared the above named Imogene Ralston and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 2-21-81

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

RALSTON
TO
SMITH

After Recording Return to:

Mr. and Mrs. Michael Smith
4006 Bristol
Klamath Falls, OR 97601

taxes also

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 _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____

Title
Deputy

Continued---

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5. A 20 foot building set back from street as shown on plat dedication.
6. Reservations as contained in plat dedication, to wit:
"Subject to set back line as shown on plat dedication and to easements over all lots for future sewers."
7. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume 150, page 582, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 31st day of AUGUST A. D. 1977 at 11:17 o'clock AM.

duly recorded in Vol. M77, of DEEDS on Page 16108

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Abigail Dray