

37592

WARRANTY DEED

Vol. 77 Page 20055

KNOW ALL MEN BY THESE PRESENTS, That Larry W. Smith and Karla J. Smith, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jeanne E. Ericks

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 "A" in Block 69 of NICHOLS ADDITION to the City of Klamath Falls, according to the supplemental plat of said Block 69 filed June 12, 1917, SAVING AND EXCEPTING a 10 foot strip off the South end of said Lot "A" reserved for an alley; property herein described having a frontage of 40 feet on 11th Street with a depth of 80 feet along McKinley Street. ALSO, all that portion of Lot "B" adjoining Lot "A" described as follows: Beginning at the Westerly line of 11th Street at a point 27.85 feet distant from the intersection of said line of 11th Street with the line between Lots "A" and "B" aforesaid; thence on a direct line to the most Southerly corner of said Lot "B"; thence Northeasterly along said line between Lots "A" and "B" to the said line of 11th Street; thence Northwesterly along said line of 11th Street 27.85 feet to the point of beginning, all in Block 69 of the supplemental plat of Block 69, NICHOLS ADDITION to Klamath Falls, Oregon, as filed June 12, 1917, Klamath Falls, Oregon, (for continuation of this legal description see reverse side of this deed)

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

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 \$ 21,900.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 18th day of OCTOBER, 1977; and 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)

Larry W. Smith  
Larry W. Smith

Karla J. Smith  
Karla J. Smith

STATE OF OREGON,  
County of Klamath } ss.  
October 18, 1977

STATE OF OREGON, County of } ss.  
October 18, 1977

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 \_\_\_\_\_

Personally appeared the above named  
Larry W. Smith and Karla J.  
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: 2-28-1981

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Larry W. Smith & Karla J. Smith

Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

Jeanne E. Ericks  
804 North 11th  
Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
U.S. NATIONAL BANK OF OREGON  
FHA & VA REAL ESTATE CENTER  
P.O. BOX 4412 ROOM 1005  
PORTLAND, OREGON 97208

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

U. S. National Bank of Oregon #17523  
c/o REALTY TAX SERVICE  
321 S. W. 4th Portland, OR 97204  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

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

I certify that the within instrument was received for record on the day of \_\_\_\_\_, 1977

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.

SPACE RESERVED  
FOR  
RECORDER'S USE

By \_\_\_\_\_ Recording Officer  
Deputy



23003

20056

all in Klamath County, Oregon.

Subject, however, to the following:

1. Taxes for the fiscal year 1977-78, a lien but not yet due and payable.
2. Sewer use charges, if any, due to the City of Klamath Falls.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO.  
this 19th day of OCTOBER A. D. 1977 2:18 o'clock P.M. and I

duly recorded in Vol. M-77, of DEEDS on Page 20055

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Drayton