

1-1-74

38494

WARRANTY DEED

Vol. ¹¹ 77 Page 21292

KNOW ALL MEN BY THESE PRESENTS, That JAMES G. BUTLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES AND JUDITH SMIT, 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:

S $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$

LOT 4, SECTION 3, TOWNSHIP 37 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN. Reserving unto the Seller and easement and right of way, for installation of roadways, electric and telephone poles, lines and other utilities and appurtenances, in on, over, under and across, a strip of land 30 feet wide, lying parallel and adjacent to each outside boundary, of said property.

Also sold subject to all road easements apparant upon the land.

Sold for agriculture purposes and subject to the laws of 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

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 \$ 500.00. 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 _____, 19____; 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)

CALIFORNIA

STATE OF ~~OREGON~~ VENTURACounty of ~~OREGON~~ 29, 1977

Personally appeared the above named JAMES G. BUTLER

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

(OFFICIAL SEAL) Donna G. Looney

Notary Public for California

My commission expires:

James G. Butler

GRANTOR'S NAME AND ADDRESS

James G. Butler
320 E. Channel Islands Blvd.
Oxnard, Ca. 93030

After recording return to:

James and Judith Smit
10274 La Hacienda Apt. G3
Fountain Valley, Ca. 92708

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

James and Judith Smit
10274 La Hacienda Apt. G3
Fountain Valley, Ca. 92708

NAME, ADDRESS, ZIP

CALIFORNIA

STATE OF ~~OREGON~~ County of VENTURA ss.

Personally appeared _____, 19____

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 by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Donna G. Looney
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
Notary Public for OREGON VENTURA COUNTY
My commission expires Jan. 13, 1981

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 4th day of November, 1977

at 1:09 o'clock P.M., and recorded in book M77 on page 21292 or as file/reel number 38494.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *Penetha* Recording Officer
Deputy

Fee \$3.00