

1-174

38495

WARRANTY DEED

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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

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 4, SECTION 3, TOWNSHIP 37 SOUTH, RANGE 9 EAST of the WILLAMETTE MERIDIAN Reserving unto the Seller an 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 subject to all road easements apparent upon the land.

Sold for agricultural purposes and subject to the laws of the State 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 an interest in the above described premises which is~~
~~the same as the consideration stated above.~~ (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 ~~RECORD~~
County of VENTURA } ss.
Oct. 29, 1977

Personally appeared the above named
JAMES G. BUTLER

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

Before me:
(OFFICIAL SEAL) Donna G. Looney
Notary Public for California
My commission expires:

CALIFORNIA
STATE OF ~~RECORD~~ County of VENTURA } 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: Donna G. Looney
(OFFICIAL SEAL) NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
Notary Public for OREGON COUNTY
My Commission Expires Jan. 13, 1981

GRANTOR'S NAME AND ADDRESS
JAMES G. BUTLER
320 E. Channel Island Blvd,
Oxnard, Ca. 93030

GRANTEE'S NAME AND ADDRESS
After recording return to:
James and Judith Smit
10274 La Hacienda Apt. G3
Fountain Valley, Ca. 92708

NAME, ADDRESS, ZIP
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

SPACE RESERVED
FOR
RECORDER'S USE

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 21293 or as file/reel number 38495

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
Recording Officer
By _____ Deputy

Fee \$3.00