

1-1-74

42882

WARRANTY DEED

Vol. M 18 Page 2476

KNOW ALL MEN BY THESE PRESENTS, That R. L. VALENTINE and BEVERLY A. VALENTINE, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HENSMAN JOHN SMIDT and MYRTLE LAVADA SMIDT, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey to 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 12, RIVERS BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with an easement for road purposes situated in the N<sup>1</sup>/<sub>2</sub>S<sup>1</sup>/<sub>2</sub>SW<sup>1</sup>/<sub>4</sub> of Section 20, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

A 60 foot strip of land measured at right angles to and lying along the South line of the N<sup>1</sup>/<sub>2</sub>S<sup>1</sup>/<sub>2</sub>SW<sup>1</sup>/<sub>4</sub> of said Section 20 from the Easterly right of way line of River's Drive, as set out in the recorded plat of River's Bend, a platted portion of Klamath County, Oregon, to the Easterly line of the SW<sup>1</sup>/<sub>4</sub> of Section 20.

## SUBJECT TO:

Building set-back lines, easements and reservations as contained in plat dedication, rights of the public and governmental bodies and to any portion lying below the high water mark of the Williamson River, conditions and restrictions set forth in deed recorded July 12, 1961 in Vol. 331, page 113, terms and conditions of Modoc Point Unit Irrigation Project, Reservations

(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

\* set out in Land Status Report recorded in Vol. 311, page 570, Deed Records of K. County, Ore.

EXCEPT THOSE AS SET FORTH ABOVE,

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 \$ 5,500.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 symbols © include 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 20th day of October, 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)

STATE OF ~~OREGON~~ CALIFORNIA } ss.  
County of SAN DIEGO  
OCT. 24, 1977.

CALIFORNIA  
STATE OF ~~OREGON~~, County of SAN DIEGO ) ss.  
OCT 24, 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 \_\_\_\_\_, 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)

Personally appeared the above named \_\_\_\_\_  
B. L. Valentine and Beverly A. Valentine, husband and wife,  
and acknowledged the foregoing instrument to be their voluntary act and deed.  
OFFICIAL SEAL  
MARILYN SCHREFFLER  
(OFFICIAL SEAL) Notary Public for Oregon  
My Commission Expires Jan. 6, 1981

Notary Public for Oregon  
My commission expires:

VALENTINE

GRANTOR'S NAME AND ADDRESS

SMIDT

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Hensman John Smidt

827 40th - HC Kingsley Field  
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 10th day of February, 1978, at 9:28 o'clock AM, and recorded in book 178 on page 2476 or as file/reel number 42882.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernard J. Helich Recording Officer  
Deputy

Fee \$3.00