

47657

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That **ROGER W. SCHOOLER and CHERYL ANN SCHOOLER**, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **MARK ANTHONY SMITH and ROSE M. SMITH**, husband and wife, 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:

Lot 7 in Block 1, Tract 1135, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof, recorded August 1, 1942, in Book 149 at page 43.
2. An easement created by instrument, including the terms and provisions thereof, recorded December 16, 1957 in Book 296 at page 272.
3. Covenants, easements and restrictions, imposed by instrument including the terms and provisions thereof, recorded July 8, 1977 in Book M77 at page 12143.

(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 specifically set forth hereinabove

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 \$9,500.00
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 13th day of March, 1978; 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,

County of **Klamath**
March 13, 1978

Personally appeared the above named
Roger W. Schooler and Cheryl Ann Schooler

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

Before me
(OFFICIAL SEAL) **W. Darlene T. Addington**
Notary Public for Oregon
My commission expires 3-22-81

STATE OF OREGON, County of _____) ss.
1978

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)

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Mark Smith
2211 Main St.
City, 97601

NAME ADDRESS ZIP

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

Mr. & Mrs. Mark Smith
Address as above

NAME ADDRESS ZIP

STATE OF OREGON,

County of **Klamath**

I certify that the within instrument was received for record on the 5th day of May, 1978, at 3:58 o'clock P.M., and recorded in book M 78 on page 9225 or as file/reel number 47657
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By **Deborah A. Black** Deputy

Fee \$3.00