

LA0141573 TA38-14808

FORM No. 633—WARRANTY DEED (Individual or Corporate)

WARRANTY DEED PUBLISHING CO. PORTLAND, OR. 97204

1-1-74

WARRANTY DEED

Vol. M78 Page 9463

KNOW ALL MEN BY THESE PRESENTS, That LOUIS BARRY GALLOWAY and VANITA SUE GALLOWAY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM ROY SMITH and ELLA MARIE 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 10 of LAMRON HOMES, Klamath County, Oregon.

SUBJECT TO: Regulations, including levies, liens and utility assessments of the City of Klamath Falls; regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; Utility easements as delineated on the recorded plat along the rear 8 feet; set back provisions as delineated on the recorded plat, 15 feet from front lot line; covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded 7/28/58, book 301, page 389; recorded: 3/19/59 in Book 310 page 638.

(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, 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 \$ 36,200.00

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 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 5 day of May, 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)

Louis Barry Galloway

Vanita Sue Galloway

Vanita Sue Galloway

STATE OF OREGON,

County of Klamath

May 5, 1978

Personally appeared the above named Louise Barry Galloway and Vanita Sue Galloway

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

(OFFICIAL SEAL) Susan K. Karsch

Notary Public for Oregon

My commission expires: 12-6-81

STATE OF OREGON, County of

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:

Louis Barry Galloway and Vanita Sue Galloway

GRANTOR'S NAME AND ADDRESS

William Roy Smith and Ella Marie Smith

GRANTEE'S NAME AND ADDRESS

After recording return to: HUNTA BRANCH Klamath First Federal Savings & Loan Association

NAME, ADDRESS, ZIP

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

HUNTA BRANCH Klamath First Federal

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 9th day of May, 1978, at 3:32 o'clock P.M., and recorded in book M78 on page 9463 or as file/reel number 47827

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

Fee \$3.00