

MOUNTAIN TITLE COMPANY

49528

6415-B
WARRANTY DEEDVol. 78 Page 11963

KNOW ALL MEN BY THESE PRESENTS, That

PATRICIA ANN CHRISTENSEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HERBERT MILTON SMITH and HELEN FAYE 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 1, Block 10, FOURTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. The rules, regulation and statutory powers of South Suburban Sanitary District.
2. The rules, regulation and statutory powers of Enterprise Irrigation District.
3. Building setback line 25 feet from street as shown on dedicated plat.
4. Public utilities easement - rear 8 feet as shown on dedicated plat.
5. Reservations, easement and restrictions as contained in plat dedication.
6. Covenants, conditions and restrictions recorded June 7, 1971 in Volume M71, page 5502.
7. Subject to the levies and assessments of the Sunset Village Lighting District.

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 set forth above and those apparent upon the land.

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 \$ 38,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 5th day of June, 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)

Patricia Ann Christensen

STATE OF OREGON,

County of Klamath ss.
June 5, 1978

Personally appeared the above named
Patricia Ann Christensen

and acknowledged the foregoing instru-
ment to be her voluntary act and deed.

(OFFICIAL
SEAL)

Before me
Deborah Ann Blum
Notary Public for Oregon

My commission expires: 6-16-81

Patricia Ann Christensen
6103 Onyx

Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Herbert Milton and Helen Faye Smith
4235 Fargo

Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Herbert Milton and Helen Faye Smith
6103 Onyx
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Department of Veterans' Affairs
1225 Ferry Street S. E.
Salem, OR 97310
NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____ ss.

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 be-
half 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:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-
ment was received for record on the
6th day of June, 1978,
at 9:16 o'clock A. M., and recorded
in book M78 on page 11963 or as
file/reel number 49528.

Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Wm. D. Milne

By *Deborah Ann Blum* Recording Officer
Deputy

Fee \$3.00

MOUNTAIN TITLE COMPANY