

54265

WARRANTY DEED (INDIVIDUAL)

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DONALD H. SMITH AND RHONDA J. SMITH, as tenants in common

ARLENE A. LAMSON, a single woman

, hereinafter called grantor, convey(s) to

of Klamath

State of Oregon, described as:

all that real property situated in the County

Lots 30, 31 and the W $\frac{1}{2}$ of Lot 32, Block 6, ST. FRANCIS PARK, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Taxes for the year 1978-79 are now a lien but not yet payable.
 2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District. 3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District. 4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of St. Francis Park. 5. 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, September 14, 1948 in Book 225 at Page 80.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as listed above.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 30,000.00

Dated this 29th day of August, 19 78

Donald H. Smith
 DONALD H. SMITH
Rhonda J. Smith
 RHONDA J. SMITH

STATE OF OREGON, County of Klamath) ss.

On this 29th day of August, 19 78 personally appeared the above named Donald H. Smith and Rhonda J. Smith and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me.

Notary Public for Oregon

My commission expires: 2/14/81

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
 If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

SMITH

TO

LAMSON

After Recording Return to: AND SEND

TAXES TO:

Arlene A. Lamson
 4649 Cannon
 Klamath Falls, OR 97601

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 30th day of AUGUST, 19 78 at 3:40 o'clock P M. and recorded in book M78 on page 19253 Records of Deeds of said County.

Witness my hand and seal of County affixed.

W. D. WILE

COUNTY CLERK

Title

By Rhonda J. Smith

Deputy