

55006

74938-16215-0

CHARLES E. SMITH and CAROLYN P. SMITH, husband and wife
RICHARD GLENN DUGGAN and MARY ANNE DUGGAN, husband and wife
Klamath, State of Oregon, described as: all that real property situated in the County

Lot 9, Block 1, Tract No. 1044, WEMBLY PARK, in the County of Klamath, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
See Attached Exhibit "A"
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 \$ 56,500.00

Dated this 29th day of August 1978

X Charles E. Smith
X Carolyn P. Smith

STATE OF ARKANSAS
County of Franklin Garland, ss.

On this 5th day of August, 1978, Charles E. Smith and Carolyn P. Smith personally appeared the above named instrument to be their voluntary act and deed, and acknowledged the foregoing

Before me:
Edward William Walker
Notary Public for State of ARKANSAS
My commission expires: 5-30-82

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)

STATE OF OREGON, ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ Block _____, and recorded in book _____, on page _____.
Witness my hand and seal of County affixed.

After Recording Return to: TA done
Send done statements
Dept of Veterans
12014 Perry St. S.E.
Salem, Ore 97300

EXHIBIT "A"

20405

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 Klamath Irrigation District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Wembly Park.
4. Set back provisions as delineated on the recorded plat 25 feet from front lot line and 20 feet side lot line.
5. Utility easements as delineated on the recorded plat 8 feet along rear lot line.
6. An easement created by instrument, including the terms and provisions thereof, dated November 12, 1947, recorded December 8, 1947 in Book 214 at page 394, Deed Records, in favor of Magdalene Ezell, her heirs or assigns, "reserving unto the grantor, her heirs and assigns, the easement to conduct irrigation water thru existing ditches along the North and East lines of said property, and subject to rights of way and easements of record and those apparent on the lands" over S1N1SW1SE1.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
on 14th day of September A. D. 1978 at 3:52'clock P.M., and
fully recorded in Vol. 478 at Deeds on Page 20404

Fee \$6.00

W. D. MILNE, County Clerk
By Bureau of Deeds