

1-1374

55125

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Keith W. Dodd & Lila N. Dodd

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Herman F. Smith & Ramona I. Smith, 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 improvements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot #14 Scott Creek Land Partition: The E $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 16 T31S, R7 E.W.M.

SUBJECT TO:

Acresage & use limitations under provisions of the United States statutes & regulations issued thereunder; All contracts, water rights, proceedings, taxes & assessments relating to irrigation, drainage and/or reclamation of said lands, and all rights of way for roads, ditches, canals and conduits if any there may be; Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

(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

as of September 14, 1978

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 \$ 12,000.00

~~Whereby, the grantor covenants to defend the title to the above described premises, or value given or promised, which is the value of the consideration (hereinafter referred to as the value of the consideration) (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 14th day of September, 1978; if a corporate grantor, it has caused it to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, of the corporate seal)

Keith W. Dodd
Lila M. Dodd

STATE OF OREGON,

County of Washington

September 14, 1978

Personally appeared the above named

Keith W. Dodd &

Lila M. Dodd

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/5/81

STATE OF OREGON, County of) ss.

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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:

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 18th day of September, 1978, at 3:22 o'clock P. M., and recorded in book 478 on page 20583 or as file/reel number 55125. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Loretta Skitsch Recording Officer Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

H.F. SMITH

Attorney at Law

640 Main Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Herman F. and Ramona I. Smith

1636 Worden

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDER'S USE