

1-1-74

55207

WARRANTY DEED

Vol. 1728 Page 20713



KNOW ALL MEN BY THESE PRESENTS, That EDWARD C. DORE, JEANNE M. DORE and ROSE G. YOUNG,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES R. SMITH and GAYLE E. 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 25, Block 1, Mountain Lakes Homesites, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

Reservations, restrictions and rights-of-way of record or apparent on the face of the land.

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

No Exceptions

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 \$6,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate symbol) (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 18<sup>th</sup> day of August, 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)

Attorney-in-fact for Jeanne M. Dore

STATE OF ~~NEW YORK~~ New York

County of ~~Albany~~ *Albany*

Personally appeared the above named  
Rose G. Young

and acknowledged the foregoing instrument  
her voluntarily and of her own free will.

(OFFICIAL SEAL)

Notary Public for ~~NEW YORK~~ New York  
My Commission Expires ~~March 30, 1980~~

STATE OF OREGON, County of *Clatsop* ss.

Personally appeared *Edward C. Dore* and *Jeanne M. Dore*

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 *Clatsop*  
I certify that the within instrument was received for record on the day of *August*, 19 *1978*, at *Ore* o'clock *M.*, and recorded in book *55207* on page *20713* or as file/rec'd number *55207*.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed

Recording Officer  
Deputy

By

Dr. and Mrs. James H. Smith  
2934 Taylor Road  
Central Point, Oregon 97502

same as above

20714

FORM NO. 123-Acknowledgment by Attorney in Fact

STATE OF CALIFORNIA

County of Los Angeles ss.

On this the

day of

August, 19 78

personally appeared

EDWARD C. DORE

who, being duly sworn (or affirmed), did say that

JEANNE M. DORE

he is the attorney-in-fact for

and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

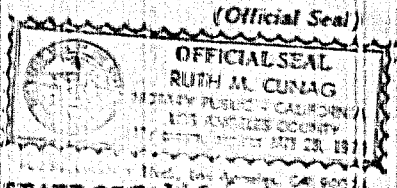
Before me:

Ruth M. Cunag

(Signature)

(Title of Officer)

(Official Seal)



STATE OF California

County of Los Angeles } ss.

BE IT REMEMBERED, That on this 11<sup>th</sup> day of August, 19 78, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named

EDWARD C. DORE

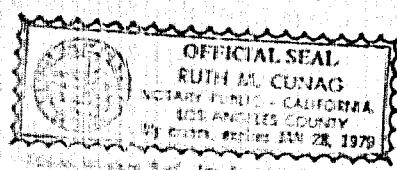
known to me to be the identical individual described in and who executed the within instrument and executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Ruth M. Cunag

Notary Public for California

My Commission expires

1-28-79

STATE OF OREGON, COUNTY OF KLAMATH, ss.

I hereby certify that the within instrument was received and filed for record on the 19th day of September, A.D., 19 78 at 2:46 o'clock, P. M., and duly recorded in Vol M78 of Deeds

on Page 20714

FEE \$6.00

WM. D. MILNE, County Clerk

By Richard Helch Deputy