

56774

WARRANTY DEED (INDIVIDUAL)

Vol. <sup>m</sup> 78

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JAMES C. ANDERSON, an estate in fee simple

GARY T. SMITHER and CHRISTINE A. SMITHER, hereinafter called grantor, convey(s) to husband and wife

all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 36, YALTA GARDENS, 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 Yalta Gardens,
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 11, 1947 in Book 211 at page 207.
6. An easement created by instrument, including the terms and provisions thereof, recorded May 22, 1963 in Book 345 on page 420 in favor of Pacific Power and Light Company for Transmission and distribution of electricity.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth 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 \$ 38,900.00 \*

Dated this 12<sup>th</sup> day of October, 1978.

James C. Anderson

WASHINGTON

STATE OF OREGON County of Lewis ss.

on this date, October 12<sup>th</sup>, 1978, personally appeared the above named James C. Anderson and acknowledged the foregoing

instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon WASHINGTON

My commission expires: October 25, 1980

\* 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)

ANDERSON

TO

SMITHER

After Recording Return to: TAVES

Gary T. Smither  
Christine A. Smither  
5112 Bryant  
Klamath Falls, Oregon  
97601

STATE OF OREGON,

) ss.

County of Klamath

I certify that the within instrument was received for record on the 16<sup>th</sup> day of October, 1978, at 3:47 o'clock P.M. and recorded in book M78 on page 23143 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernetha S. Sletsch Deputy

Fee \$3.00