

1-1-74

WARRANTY DEED

Vol. 78 Page

24113

KNOW ALL MEN BY THESE PRESENTS, That ALBERT W. SCHMECK and VADA H. SCHMECK, husband and wife - - -

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LLOYD E. CHIDESTER and HELEN L. CHIDESTER, husband 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:

The South 10 feet of Lot 4 together with the NW $\frac{1}{4}$ of the adjacent Vacated Alley of Lot 4 and the South 34 feet of Lot 5 and all of Lot 16, Block 38, Hot Springs Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Party Wall Agreement, including the terms and provision thereof by and between Albert W. Schmeck and Vada H. Schmeck, husband and wife, and Samuel E. Rife and Ann J. Rife, husband and wife, dated August 31, 1978, recorded September 7, 1978.

2. Easement, including the terms and provisions thereof, by and between Albert W. Schmeck and Vada H. Schmeck, husband and wife, (continued on reverse)

(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 except reservations, restrictions, rights of way of record, those apparent on the land and that which is stated above and on the reverse of this document

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 \$ 70,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ①, 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 25 day of October, 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)

Albert W. Schmeck
Vada H. Schmeck

STATE OF OREGON,

County of Klamath

October 25, 1978

ss.

STATE OF OREGON, County of _____ ss.

19 _____

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 be-
half 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)(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 2-3-79

Notary Public for Oregon

My commission expires:

Albert W. and Vada H. Schmeck

GRANTOR'S NAME AND ADDRESS

Lloyd E. and Helen L. Chidester

GRANTEE'S NAME AND ADDRESS

After recording return to:
First National Bank of Oregon
P.O. BOX 1936
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Lloyd E. & Helen L. Chidester
1941 Esplanade
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

I certify that the within instru-
ment was received for record on the
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Recording Officer

By _____

Deputy

SPACE RESERVED
FOR
RECORDER'S USE

and Samuel E. Rife and Ann J. Rife, husband and wife, dated August 31, 1978, recorded September 7, 1978, in Vol. M78, page 19701, Microfilm records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

the 26th day of October A. D. 1978 at 11:06 o'clock AM., or

July recorded in Vol. M78, of Deeds on Page 24113

Wm D. MILNE, County Clerk

By Bernetha Heltsch

Fee \$6.00

and provisions thereof, by and wife, husband and wife, dated 1978, recorded in Vol. M78, of Deeds on Page 24113. The grantor has executed this instrument to be signed and seal affixed by its officers duly authorized thereby on the 26th day of September, 1978.

STATE OF OREGON, County of Klamath, ss. I, County Clerk, do hereby certify that the foregoing instrument was duly recorded in the office of the County Clerk of Klamath County, Oregon, on the 26th day of October, A. D. 1978, at 11:06 o'clock AM., or July recorded in Vol. M78, of Deeds on Page 24113. Wm D. MILNE, County Clerk

STATE OF OREGON, County of Klamath, ss. I, County Clerk, do hereby certify that the foregoing instrument was duly recorded in the office of the County Clerk of Klamath County, Oregon, on the 26th day of October, A. D. 1978, at 11:06 o'clock AM., or July recorded in Vol. M78, of Deeds on Page 24113. Wm D. MILNE, County Clerk

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