

57557

WARRANTY DEED

Vol. 78 Page 24410

KNOW ALL MEN BY THESE PRESENTS, That Bennett D. Smith and Connie R. Smith,

Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Edward William Sawyer and Joeane Marjorie Sawyer, 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 19, Block 69, Klamath Falls Forest Estates Highway 66 Unit, PLAT NO. 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1978-79 taxes due and payable.

Reservations as contained in plat dedication

Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded June 24, 1965 in Volume 362, page 4000, Deed Records of Klamath County, Oregon.

(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 as stated above, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 4,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (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 day of 19; 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)

New Mexico

STATE OF OREGON, County of ss.

County of 19.

Personally appeared the above named

Bennett D. Smith and Connie R. Smith

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

Notary Public for Oregon

My commission expires: May 14, 1980

My commission expires: May 14, 1980

Bennett & Connie Smith

P.O. Box 3408

Farmington, New Mexico 87401

GRANTOR'S NAME AND ADDRESS

Richard and Joeane Sawyer

Route 1 Box 494

Bonanza, Oregon 97623

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard and Joeane Sawyer

Route 1 Box 494

Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

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

Richard and Joeane Sawyer

Route 1 Box 494

Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

Bennett D. Smith  
BENNETT D. SMITH

Connie R. Smith  
CONNIE R. SMITH

STATE OF OREGON, County of ss.

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 30th day of October, 1978,

at 2:11 o'clock P.M., and recorded in book M78 on page 24410 or as

file/reel number 57557.

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Wm. D. Milne, Recording Officer  
my Bernard H. Schuch, Deputy

Fee \$3.00

MOUNTAIN TITLE COMPANY