

TA 38-17335-1-T

60998

WARRANTY DEED (INDIVIDUAL)

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WESLEY M. SMITH and ALMA LEE SMITH, husband and wife

, hereinafter called grantor, convey(s) to

MAURICE N. MECHAM and PEGGY L. MECHAM, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

Lot 3, Block 3, Tract No. 1036, known as SECOND ADDITION TO VALLEY VIEW, IN the County of Klamath, State of Oregon.

SUBJECT TO: 1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls. 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 Second Addition to Valley View. 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 Feb. 25, 1972 in Book M-72 at page 2038.

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and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those stated 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 \$ 53,900.00

\*\*

Dated this 12th day of January, 1979.

*Wesley M. Smith*  
Wesley M. Smith  
*Alma Lee Smith*  
Alma Lee Smith

STATE OF OREGON, County of Klamath ) ss.

on this date, January 12, 1979, personally appeared the above named Wesley M. Smith and Alma Lee Smith, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: *Julie J. Russell*  
Notary Public for Oregon  
My commission expires: 2/14/81

\* 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)

SMITH  
TO

MECHAM

After Recording Return to: TA/Julie

Send tax statements to:

Department of Veterans Affairs  
1225 Ferry St. S.E.  
Salem, Oregon 97310

STATE OF OREGON,

) ss.

County of Klamath

I certify that the within instrument was received for record on the 15th day of January, 1979, at 10:54 o'clock A.M. and recorded in book M79 on page 1024 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By *Bernice A. Smith* Deputy  
Fee \$3.00