

K-31825

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-WARRANTY DEED-

GORDON H. SMITH and LULA SMITH, an estate in fee simple as tenants by the entirety as to an undivided interest, ROBERT H. SMITH AND NEVA K. SMITH, an estate in fee simple as tenants by the entirety, as to remaining undivided interest; grantors, convey to DONALD G. BROWN and PENNY R. BROWN, husband and wife, all that real property situate in the County of Klamath, State of Oregon, described as:

That portion of the SE 1/4 SW 1/4 of Section 7 Township 40 South, Range 10 East of the Willamette Meridian, lying Southwesterly of the Southwesterly line of Southern Pacific Right of Way.

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; 1974-75 taxes are now a lien but not yet payable; 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 Fifteen Thousand and No/100ths (\$15,000.00) DOLLARS.

DATED this 2 day of SEPT, 1974.

Gordon H. Smith
Lula Smith
Robert H. Smith
Neva K. Smith

STATE OF OREGON)
) ss. SEPT 2, 1974.
 County of Klamath)

Personally appeared the above-named GORDON H. SMITH and LULA SMITH, husband and wife, and ROBERT H. SMITH and NEVA K. SMITH, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

C. E. [Signature]
 Notary Public for Oregon
 My Commission expires: May 21, 1977

Until a change is requested all tax statements shall be mailed to the following address: _____

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 7th day of May A.D., 19 79 at 11:04 o'clock A M., and duly recorded in Vol. 1179 of Deeds on Page 10307.

FEE \$3.00

WM. D. MILNE, County Clerk
 By Berntha Shelsch Deputy