

MOUNTAIN TITLE COMPANY

68893

WARRANTY DEED

Vol. M79 Page 13848

KNOW ALL MEN BY THESE PRESENTS, That VAUGHN E. KIRBY and MILDRED L. KIRBY, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DOLLY SMITH, 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:

Lots 15 and 16, Block 10, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Reservations and restrictions contained in Deed from United States of America Department of the Interior, acting by and through the Area Director, to Harding A. Brown, dated June 22, 1959, recorded September 16, 1959 in Volume 315, page 652, Deed Records of Klamath County, Oregon. 2. Reservations and restrictions contained in Dedication of Sprague River Valley Acres. 3. Reservations, restrictions and condition imposed by Declaration of Restrictions executed by Grayco Land Escrow Ltd., dated April 1, 1969, recorded April 30, 1969 in Volume M69, page 3171, Microfilm Records of Klamath County, Oregon. 4. Restrictions, conditions and assessments imposed by Articles of Association of Sprague River Valley Acres Property Owners recorded April 30, 1969 in Volume M69, page 3174, Microfilm Records of Klamath County, Oregon.

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 set forth above and those apparent on the land as of the date of this conveyance.

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 \$ 3,700.00. 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 10th day of June, 1979; 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)

Vaughn E. Kirby
Mildred L. Kirby

STATE OF OREGON,)
County of) ss.
June, 1979.

Personally appeared the above named
Vaughn E. Kirby & Mildred L. Kirby

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oklahoma
My commission expires 2-8-81

STATE OF OREGON, County of Garvin) ss.
June 8, 1979

Personally appeared Vaughn E. Kirby and Mildred L. Kirby

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:

(OFFICIAL SEAL)

Notary Public for Oklahoma
My commission expires 2-8-81

Mr. and Mrs. Vaughn E. Kirby
Rt. 2 Box 104-A
Stratford, OK 74872

GRANTOR'S NAME AND ADDRESS

Dolly Smith
P.O. Box 252
Beatty, OR 97621

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dolly Smith
P.O. Box 252
Beatty, OR 97621

NAME, ADDRESS, ZIP

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

Dolly Smith
P.O. Box 252
Beatty, OR 97621

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 12th day of June, 1979, at 3:19 o'clock P.M., and recorded in book 179 on page 13848 or as file/reel number 68893, Record of Deeds of said county.

Witness my hand and seal of County affixed.

H. P. Milne
Recording Officer
B. D. Smith
Deputy

Fee \$3.00

MOUNTAIN TITLE COMPANY