

KNOW ALL MEN BY THESE PRESENTS, That James V. Davis and Nancy J. Davis
Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert M. Smith
and Ada B. Smith, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 4,5 and 6 of Block 5, ST. FRANCIS PARK, according to the official plat thereof
on file in the office of the County Clerk 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
appears on the reverse of this deed, 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 \$ 50,000.00

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 @, 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 20 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)

James V. Davis
James V. Davis by Nancy J. Davis
His Attorney In Fact

Nancy J. Davis

STATE OF OREGON,
County of Klamath } ss.
July 20, 1979

STATE OF OREGON, County of) ss.
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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:

My Commission Expires July 13, 1981

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS
Robert M. Smith and Ada B. Smith
11627 S. Adco Ave.
Downey, Ca. 90241

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

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

no change

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of) ss.

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

1. The premises herein described are within and subject to the statutory **17281** including the power of assessment, of South Suburban Sanitary District.

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.

3. Reservations contained in plat dedication, to wit:

"Saving and excepting the right is hereby reserved by the dedicators, their heirs, successors and assigns the privilege to install, operate, maintain, repair, and remove water, sewer and gas pipes, conduits, ditches and mains and electric light and telephone poles and wires on, along, under and over the said streets, alleys and boulevards, also the right is hereby reserved to conduct water through ditches or pipes for irrigation, domestic or drainage purposes across all streets, alleys, boulevards and lots."

4. Reservations as contained in Deed recorded May 14, 1941 in Volume 137, page 615, Deed Records of Klamath County, Oregon, to wit:

"(1) The value of dwelling houses to be constructed on said property shall be in the amount of not less than \$2000.00 of approved floor plans, designs and mode of construction to be approved by grantors or assigns. (2) The principle buildings shall be built on a building line 25 feet from property lines fronting streets, and no permanent fences or other buildings shall be built nearer the street than the front line of the principal building."

5. Assessments if any, due to the City of Klamath Falls, for water use.

6. The right is hereby reserved to conduct water through ditches or pipe lines for irrigation, domestic or drainage purposes across all street, alleys, boulevards and lots.

7. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: September 19, 1977

Recorded: September 21, 1977

Volume: M77, page 17689, Microfilm Records of Klamath County, Oregon

Amount: \$35,000.00

Mortgagor: James V. Davis and Nancy J. Davis, husband and wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-M72153)

8. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: June 15, 1978

Recorded: June 15, 1978

Volume: M78, page 12765, Microfilm Records of Klamath County, Oregon

Amount: \$6,541.00

Mortgagor: James V. Davis and Nancy J. Davis, husband and wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-M90554)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

on 20th day of July A. D. 19 78 at 2:56 o'clock P. M., and

fully recorded in Vol. M79, of Deeds on Page 17280

Fee \$6.00

Wm D. MILNE, County Clerk

By Rutha J. Hetch