

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That FRED J. SMITH AND EVELYN O. SMITH
HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GLEN ARTHUR AND JOSEPHINE LUCILLE ARTHUR, 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 10 in Block 13 of Tract 1003, Third Addition to Moyina, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to reservations, restrictions, rights of way of record and those apparent upon the land; Rules, regulation and assessments of South Suburban Sanitary District.

(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

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 \$ 78,900.00

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 27 day of February, 19 80, 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)

Fred J. Smith

Evelyn O. Smith

STATE OF OREGON, County of _____ ss.
_____, 19 _____

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Before me:

Notary Public for Oregon

My commission expires:

OF OREGON, Calif.

County of San Bernardino ss.Sept 7, 19 79

Personally appeared the above named

Fred J. Smith andEvelyn O. Smith

and acknowledged the foregoing instru-

their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

ORIGINAL SEAL

SHIRLEY A. PROCH

NOTARY PUBLIC - CALIFORNIA

SAN BERNARDINO COUNTY

My comm. Expires APR 1 1980

OFFICIAL SEAL

NOTARY PUBLIC - CALIFORNIA

SAN BERNARDINO COUNTY

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