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FRONTIER
TITLE & ESCROW CO.

WARRANTY DEED (Individual or Corporate).

84469

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. M80 Page 9101

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM R. SMITH and MARY R. SMITH, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARY R. 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:

Lot 12, Block 1, FIRST ADDITION TO VALLEY VIEW, Klamath County, Oregon.

SUBJECT TO:

1. Conditions and restrictions as set forth on the Plat and Dedication of First Addition to Valley View. 2. Regulations of Enterprise Irrigation Dist. 3. Regulations of South Suburban Sanitary Dist. 4. Declaration of Conditions and Restrictions imposed by instrument recorded April 7, 1970 in volume M70, page 2696. 5. Mortgage in favor of the State of Oregon, represented and acting by the Director of Veterans Affairs, recorded April 3, 1973 in Volume M73, page 3866, which the Grantee herein agrees to assume and pay according to the terms contained therein.

(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 set forth above and apparent upon the land,

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 \$love & affection. 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 17th day of May, 1980; 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)

William R. Smith
Mary R. Smith

STATE OF OREGON,)
County of Klamath) ss.
May 17, 1980

Personally appeared the above named
William R. Smith and Mary R. Smith

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-23-81

STATE OF OREGON, County of) ss.
1980

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

FRONTIER TITLE & ESCROW CO.

NAME, ADDRESS, ZIP

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

no change requested

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 19th day of May, 1980, at 10:23 o'clock A.M., and recorded in book/reel/volume No. M80 on page 9101 or as document/fee/file/instrument/microfilm No. 84469, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

NAME

By Bernadette Deputy

TITLE

Fee \$3.50