

85725

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. 78

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KNOW ALL MEN BY THESE PRESENTS, That tenants in common

EDWARD PUTMAN and ROBERT BASTIAN, as

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM W. SMITH and HERTHA G. 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A parcel of land situated in Lot 20 of LAKESHORE GARDENS and in Lot 7, Block 8 of LYNNWOOD FIRST ADDITION, both being subdivisions in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 20; thence North 04° 51' 34" East along the East line of said Lot 20; 221.41 feet; thence South 22° 57' 04" West 144.92 feet; thence South 04° 51' 34" West 99.00 feet to a point on the South line of said Lot 7; thence Easterly on said South line along a 363.88 foot radius curve to the right, 45.05 feet; thence North 04° 51' 34" East 14.09 feet to the point of beginning.

(continued on the reverse side of this deed)

(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 stated on the reverse side 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 \$125,000.00

However, the actual consideration consists of 5000 shares of the property known as Lynda given in promissory note which is the whole and entire consideration for the property.

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 16th day of June, 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.

Edward Putman
EDWARD PUTMAN

Robert Bastian
ROBERT BASTIAN

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
June 16, 1980

STATE OF OREGON, County of) ss.
June 16, 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)

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

Kristi L. Garrison
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/83

Notary Public for Oregon

My commission expires:

Putnam & Bastian Construction
2939 Orindale Road
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. William W. Smith
1011 Vista Way
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument 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

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

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(continued from the reverse side of this deed)

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SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Reservations and restrictions as contained in plat dedication of Lakeshore Gardens.
3. Reservations and restrictions as contained in plat dedication of Lynnewood First Addition, to wit:
"All building restrictions of the R-75 Zone of the City of Klamath Falls as of the date of recording; easements as shown on the annexed map are dedicated to the City of Klamath Falls for regulation and placement of utilities, said easements to provide ingress and egress for construction and maintenance of said utilities, with any planting or structures placed thereon by the lot owner to be at his own risk; additional restrictions as provided in any recorded protective covenants."
4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Lakeshore Gardens Drainage District.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 18th day of June A. D. 1980 at 9:36 clock A.M.,

duly recorded in Vol. M80, of Deeds on Page 11167

W.D. MILNE, County Clerk

Fee \$7.00

By Bernice J. Letch