

1967 SN

91802

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

K-33795

Vol. M80 Page 20925



KNOW ALL MEN BY THESE PRESENTS, That
 LYLE R. SMITH and CASSANDRA JEAN SMITH

hereinafter called the grantor, for the consideration hereinafter stated,
 to grantor paid by J. CALVIN BREWER and MARI-LYNN BREWER, 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, sit-
 uated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Northwest 15 feet of Lot 9 and all of Lot 10 except the Northwest 27.45
 feet thereof all in Winema Gardens, according to the official plat thereof on file
 in the office of the County Clerk of Klamath County, Oregon.

**Con't from below

in the dedication of Winema Gardens; building and Use Restrictions for Winema Gardens re-
 corded in Deed Volume 321 page 440.

(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 for
 monthly water and; rules, regulations and assessments of South Suburban Sanitary District;
 reservations and restrictions in deed recorded in Deed Volume 248 page 397; reservations
 and restrictions contained *Con't above and that grantor will warrant and forever defend the above
 granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomso-
 ever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$44,500.00

~~ANY OTHER CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$44,500.00~~

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 24th day of October 21, 1980

x *Lyle R. Smith*

x *Cassandra Jean Smith*

CALIFORNIA

STATE OF OREGON, County of ORANGE

) ss.

October

, 19 80

Personally appeared the above named Lyle R. Smith and Cassandra Jean Smith

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



Before me: *Carol Richardson*
 Notary Public for California
 My commission expires 6-19-81

NOTE: The sentence between the symbols () if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Lyle R. Smith & Cassandra Jean Smith

GRANTOR'S NAME AND ADDRESS

J. Calvin Brewer, et ux

GRANTEE'S NAME AND ADDRESS

After recording return to:

U.S. National Bank of Oregon
 Residential Property PL-5
 P.O. Box 4412, Portland, Or. 97208
 Cami Bebb

NAME, ADDRESS, ZIP

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

J. Calvin Brewer, et ux
 1815 Carlson Dr.
 Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

SS.

I certify that the within instru-
 ment was received for record on the
 27th day of October 19 80,
 at 3:45 o'clock P.M., and recorded
 in book/reel/volume No. M80 on
 page 20926 or as document/fee/file/
 instrument/microfilm No. 91802,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Wm. D. Milne
 By *Barbara J. Black* Deputy

Fee \$3.50

280 OCT 27 PM 3 45