

1-1-74

94605

WARRANTY DEED

Vol. M81 Page 469



KNOW ALL MEN BY THESE PRESENTS, That

LAWRENCE DEAN SMITH and CHERYL

E. SMITH, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS J. HILL and DONNA R. HILL, 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 18 in Block 5, as shown on the map entitled "SECOND ADDITION TO WINEMA GARDENS", filed in the office of the County Clerk, Klamath County, Oregon. TOGETHER WITH the West half of the vacated walkway adjacent to Lot 18, Block 5.

## SUBJECT TO:

Regulations of South Suburban Sanitary District. Reservations and restrictions in deed dated September 2, 1949, recorded September 28, 1949, in Volume 234, page 248, records of Klamath County, Oregon. Covenants, easements and restrictions imposed by instrument recorded May 26, 1960, Volume 321, page 440, Klamath County Deed Records. Mortgage in favor of State of Oregon, represented and acting by the Director of Veterans Affairs, recorded April 27, 1976 in Volume M76, page 6197, Klamath County Microfilm Records, which the Grantees herein agree 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 \$ 50,000.00

⓪ 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) ⓪ (The sentence between the symbols ⓪, 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 10th day of January, 1981; 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)

Lawrence Dean Smith  
Cheryl E. Smith

STATE OF OREGON,

County of Klamath

January 10, 1981

Personally appeared the above named

Lawrence Dean Smith and Cheryl E. Smith

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-23-81

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Thomas J. &amp; Donna R. Hill

6345 Bryant Avenue

Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 12th day of January, 1981, at 10:17 o'clock A.M., and recorded in book/reel/volume No. M81 on page 469 or as document/fee/file/instrument/microfilm No. 94605, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
By Bernetha J. Hite, Deputy

Fee \$3.50

JAN 12 AM 10 17