

9067

MTC-1092-J

WARRANTY DEED

Vol. M82 Page 1776

KNOW ALL MEN BY THESE PRESENTS, That THOMAS J. SMITH hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LAWRENCE P. FORD, 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 41, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
 2. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein. Dated April 27, 1978, recorded April 28, 1978, Volume M78, page 8461, Microfilm Records of Klamath County, Oregon, between MARTIN DUANE MEESTER, as Grantor and William Sisemore, as Trustee, and Klamath First Federal Savings and Loan Association, as Beneficiary.
- The Grantee named above hereby agrees to assume and pay the above described Trust Deed.

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 above and 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 \$33,000.00

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 19th day of January, 1982; 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)

Thomas J. Smith
THOMAS J. SMITH

STATE OF OREGON,

County of KlamathJanuary 19, 1982Personally appeared the above named
THOMAS J. SMITH

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

Before me:

Notary Public for Oregon

My commission expires: 11-4-83

Mr. Thomas J. Smith
3370 Reston Road
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS
Roseburg
Mr. Lawrence P. Ford
718 Roseway Drive
Klamath Falls, OR 97601

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 _____

Personally appeared _____

and 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 _____

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 10 day of Feb., 1982, at 2:48 o'clock P.M., and recorded in book M82 on page 1776 or as file/reel number 9067

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
By Joyce Mc Elroy Recording Officer
Fee \$4.00 Deputy