

MOUNTAIN TITLE COMPANY

000011359

WARRANTY DEED

5365

KNOW ALL MEN BY THESE PRESENTS, That ROY R. SMITH and AUDREY J. SMITH, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FOREST PRODUCTS FEDERAL CREDIT UNION 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 portion of Tract 22, GIENGER'S HOME TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 3/4 inch iron pin marking the intersection of the Easterly right of way line of Hope Street and the Northerly right of way line of Hilyard Avenue; thence North 89° 30' East along said Northerly right of way line, 173.50 feet to a 1/2 inch iron pin marking the true point of beginning of this description; thence continuing North 89° 30' East 75.00 feet to a 1/2 inch iron pin on the Easterly line of that tract of land as described in Deed Volume M78 at page 1649, of the Klamath County Deed Records; thence North 00° 30' West along said Easterly line, 156.60 feet to a 1/2 inch iron pin; thence South 89° 30' West along the Northerly line of said Deed Volume M78, page 1649, 75.00 feet to a 1/2 inch iron pin; thence South 00° 30' East 156.60 feet to the true point of beginning.

(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 and those apparent upon the land, if any, as of the date of this deed

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 \$14,500.00

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 30th day of April, 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)

Roy R. Smith
ROY R. SMITH

Audrey J. Smith
AUDREY J. SMITH

STATE OF OREGON,
County of Klamath } ss.
April 30, 1982

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:

Notary Public for Oregon
My commission expires: 6/19/83

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Mr. & Mrs. Roy R. Smith
3435 Coronado Way
K. Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Forest Products Federal Credit Union
P.O. Box 1179
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.

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

SUBJECT TO:

1. Assessments, if any, due to the City of Klamath Falls for water use.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Enterprise Irrigation District.
4. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.

Filed for ~~second~~ ~~reposit~~ of ~~xx~~

This 30 day of April A.D. 19 82 at 4:45 o'clock P.M., and
duly recorded in Vol. M 82, of Deeds on Page 5465

Fee \$8.00

By EVELYN BEHN, County Clerk