

CHARLES M. SMITH and ANNA J. SMITH, husband and wife
hereinafter called grantor, convey(s) to
CARL G. PHELPS and TOSKA S. PHELPS, husband and wife
all that real property situated in the County
of Klamath, State of Oregon, described as:

Lots 39 and 40, Block 8, ST. FRANCIS PARK, in the County of Klamath,
State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____

See attached Exhibit "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 37,000.00.*

Dated this 2nd day of June, 19 82.

Charles M. Smith
Anna J. Smith

STATE OF OREGON, County of Umatilla ~~Klamath~~ ss.

On the 3rd day of June, 19 82 personally appeared the above named
Charles M. Smith and Anna J. Smith and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Ralph A. Crawford
Notary Public for Oregon
My commission expires: March 4, 1984

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to: Taxes:

Mr. & Mrs. Carl G. Phelps
4461 Boardman
Klamath Falls, OR 97601

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 _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Title _____
Deputy

EXHIBIT "A"

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of St. Francis Park.
4. Reservations as shown in deed from Geo. S. Rusco, et ux., to Emel E. Pearson, et ux., dated September 13, 1940 and recorded September 13, 1940 in Book 132 at page 31 of Deed Records of Klamath County, Oregon, omitting restrictions herein, if any, based on race, color, religion or national origin.
5. Trust Deed, including the terms and provisions thereof, dated November 22, 1968, recorded November 26, 1968 in M-68 at page 10423, given to secure the payment of \$11,350.00 with interest thereon and such future advances as may be provided therein, executed by Clovis C. McElyea and Mignon McElyea, husband and wife to Transamerica Title Insurance Company, trustee for beneficiary, First National Bank of Oregon. which Trust Deed the Grantees herein do not assume and agree to pay and Grantor herein will remain responsible under the terms of the Trust Deed and Grantor holds Grantees harmless therefrom.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .

11:01

this 9 day of June A. D. 19 82 at 11:01 o'clock AM., andduly recorded in Vol. M 82, of Deeds on a c 7150

Fee \$8.00

E. LYN BIEHN County Clerk

By Joye McElyea