

14884

WARRANTY DEED (INDIVIDUAL)

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WANDA I. MEYERS, who acquired title as Wanda I. Howell  
 Claude M. Smith and Carmen G. Smith,  
 husband and wife with right of survivorship all that real property situated in the County  
 of KLAMATH, State of Oregon, described as:

LOT 35 OLD ORCHARD MANOR, in the County of Klamath,  
 State of Oregon

SUBJECT TO:

- 1) Taxes for the year 1982-83 a lien not yet due and payable, in an amount yet to be determined.
- 2) Regulations, levies, liens and utility assessments of the City of Klamath Falls.
- 3) Restrictions, as shown on the recorded plat of Old Orchard Manor
- 4) Regulations, levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District
- 5) An easement created in favor of California Oregon Power Company recorded January 23, 1951 in Book 244, page 613, including terms thereof.
- 6) Covenants, easements, restrictions imposed by instrument recorded February 20, 1951 in Book 245, page 361, including terms thereof.

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

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 \$ 35,000.00 .\*

Dated this 18th day of August, 1982.

*Wanda I. Meyers*  
 Wanda I. Meyers

STATE OF OREGON, County of Klamath ) ss.

August 19th, 1982 personally appeared the above named  
 WANDA I. MEYERS and acknowledged the foregoing  
 instrument to be her voluntary act and deed.

Before me:

*Mary Ann O'Neil*  
 Notary Public for Oregon

My commission expires: 11-16-84

- \* 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)

WANDA I. MEYERS

TO

Claude M. Smith  
 and Carmen G. Smith

After Recording Return to:

Mr. and Mrs. Claude M. Smith  
 1103 Alandale  
 Klamath Falls, Ore., 97601

AFTER RECORDING RETURN TO:  
 SAME AS ABOVE

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record  
 on the 23 day of August, 1982  
 at 3:42 o'clock P.M. and recorded in book M 82  
 on page 11022 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By *Joyce Mc. Dune* Title  
 Deputy  
 Fee \$4.00