

1-1-74

15314

WARRANTY DEED

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SS811
KNOW ALL MEN BY THESE PRESENTS, That Calvin Sale and Kathleen Sale,
husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John M. Smith and Velva R. Martin, not as tenants in common, but with the right of survivorship, that is, that the fee shall vest in the survivor of the grantor, 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:

PARCEL 1: Lot 14 in Block 8, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: Lot 15 in Block 8, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Recital as contained in plat dedication, to-wit:
"Said plat being subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities and to all easements and reservations of record."

(for continuation of this deed see reverse side of this 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 noted of record as of the date of this deed 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 \$2,500.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols (1), 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 12th day of August, 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)

Calvin Sale
Calvin Sale

Kathleen A. Sale
Kathleen Sale

STATE OF OREGON,

County of Klamath
August 12, 1982

ss.

STATE OF OREGON, County of _____ ss.

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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Notary Public for Oregon

My commission expires:

Calvin Sale, et ux

GRANTOR'S NAME AND ADDRESS

John M. Smith and Velva R. Martin

GRANTEE'S NAME AND ADDRESS

After recording return to:

John M. Smith and Velva R. Martin

1776 Burns
Klamath Falls, Or 97601

NAME, ADDRESS, ZIP

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

1776 Burns
Klamath Falls, Or 97601

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/reel/volume No. _____ on page _____ or as document/tee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____

Deputy

SPACE RESERVED
FOR
RECORDER'S USE

15811

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2. Covenants, conditions and restrictions as contained in a Declaration recorded July 12, 1963 in Volume 346, page 473, Deed Records of Klamath County, Oregon.

3. Assessments of Klamath Recreational Association as set forth in the Declaration recorded July 12, 1963 in Volume 346, page 473, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 8 day of Sept A.D. 19 82 at 8:48 o'clock AM, and

duly recorded in Vol. M 82, of Deeds on page 11821

EVELYN BIEHN, County Clerk

Fee \$8.00

By Joyce McQuinn

Calvin Kaine and Kathleen Kaine

RECORDED

STATE OF OREGON

Calvin Kaine and Kathleen Kaine

Calvin Kaine and Kathleen Kaine

Calvin Kaine and Kathleen Kaine

Calvin Kaine and Kathleen Kaine

Calvin Kaine and Kathleen Kaine