

MOUNTAIN TITLE COMPANY

WARRANTY DEED

MTG 12018-2

Vol. 1183 Page

1189

KNOW ALL MEN BY THESE PRESENTS, That

Forest Products Federal Credit Union

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James L. Smith and Donna R. Smith, Husband and Wife, 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:

"SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED."

(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 set forth on the reverse of this deed, or 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 \$42,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (The sentence between the symbols @, 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 20th day of January, 1983, 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.

Forest Products Federal Credit Union

(If executed by a corporation, affix corporate seal)

BY:

STATE OF OREGON,

County of

19

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

STATE OF OREGON, County of Klamath

January 20

1983

ss.

Personally appeared Michael P. Coleman

and

each for himself and not one for the other, did say that the former is the Loan Manager who, being duly sworn, 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.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Forest Products Federal Credit Union

P.O. Box 1179

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

James L. Smith and Donna R. Smith

3607 Boardman

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per 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/rec number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By

Recording Officer

Deputy

MOUNTAIN TITLE COMPANY

SUBJECT TO:

1190

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. Assessments, if any, due to the City of Klamath Falls for water use.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Klamath Irrigation District.
4. Reservations, restrictions and easements as contained in Deed recorded March 19, 1926, in Volume 71, page 316, Deed Records of Klamath County, Oregon, to wit: "That they will not at any time hereafter construct upon the lands hereinbefore described any buildings of any kind or description whatsoever at a distance of less than twenty (20) feet from Third Street, and that they will not construct or erect upon the lands hereinbefore described any dwelling house which is of a value of less than One Thousand Five Hundred (\$1,500.00) Dollars, and the right to enter upon and construct irrigation ditches and divert irrigation water along the property lines of the lands hereinbefore described is hereby reserved." (Affects Lot 4)
5. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home and any interest or liens disclosed thereby.

6. A Judgment against a name similar to James L. Smith for the amount herein stated and any other amounts due,  
Entered: October 5, 1969  
Docket Book: 24, page 23  
Legal No.: 69-357E  
Payor: James L. Smith  
Payee: Dept. of Human Resources for Linda M. Smith  
Amount: As of this date, DHR records show an arrearage of \$2,136.96, with an additional \$100.00 due February 3, 1982 and each month thereafter as per Decree. (\$50.00 current support, plus \$50.00 to be applied toward the arrearages).

DESCRIPTION

A parcel of land situated in Lot 4, Block 2, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and being more particularly described as follows:

Beginning at an iron pin on the North line of Boardman Avenue, said point being South 89° 40' East a distance of 156.0 feet from the Southwest corner of said Lot 4; thence North 0° 26' East parallel with Bisbee Street a distance of 141.6 feet to an iron pin on the North line of said Lot 4; thence North 89° 40' West along the North line of said Lot 4 a distance of 75 feet; thence South 0° 26' West parallel with Bisbee Street a distance of 141.6 feet to a point on the North line of Boardman Avenue; thence South 89° 40' East along said North line a distance of 75.0 feet to the point of beginning.

FILED FOR RECORD, COUNTY OF KLAMATH, OR.

Filed for record

On 21 day of Jan. A.D. 1983, at 11:29 AM, duly recorded in Vol. M83, Deeds on 1189

Fee \$8.00

By EVELYN BENT, County Clerk