

KNOW ALL MEN BY THESE PRESENTS, That TRACY S. WADE and TERI L. WADE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM MARSHEL SMITH and SHERI L. 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:

The South half of Lot 18, Block 5, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Easterly 5' thereof, conveyed for road purposes in Volume M65, page 1197, Microfilm Records of Klamath County, Oregon.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved use."

# MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side 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 stated on the reverse side 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 \$ 38,000.00

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 38,000.00. The consideration shall be deemed to be the consideration stated in the body of this deed, and 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 25th day of June, 1984; 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)

Tracy S. Wade  
TRACY S. WADE

Teri L. Wade  
TERI L. WADE

STATE OF OREGON, ss.  
County of Klamath  
June 28, 1984

Personally appeared the above named TRACY S. WADE and TERI L. WADE, husband and wife

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

(OFFICIAL SEAL)

Kristi L. Redd

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, ss.  
County of Klamath  
June 28, 1984

Personally appeared and 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

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.

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Tracy S. & Teri L. Wade  
3034 Bisbee  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS

William Marshal & Sheri L. Smith  
3034 Bisbee  
Klamath Falls, OR 97603  
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, ss.

County of Klamath

I certify that the within instrument was received for record on the day of June, 1984,

at 10 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.

Recording Officer

Deputy

By

- continued from the reverse side of this deed -

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Klamath Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Assessment, if any, due to the City of Klamath Falls for water use.
4. Reservations contained in Deed from A. L. Wishard, et ux to G. W. Miller, et ux, dated September 29, 1925, recorded September 30, 1925, in Volume 67, page 466, Deed Records of Klamath County, Oregon, as follows:  
"That grantees 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 20 feet from Third Street, and that they will not construct or erect upon the land hereinbefore described any dwelling house which is of value less than \$2,000.00. And the right is hereby reserved to enter into and construct irrigation ditches and divert irrigation water along the property lines of the lands hereinbefore described."
5. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: July 25, 1979

Recorded: July 26, 1979

Volume: M79, page 17719, Microfilm Records of Klamath County, Oregon

Amount: \$31,500.00

Grantor: Tracy S. Wade and Teri L. Wade, husband and wife

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association

The Grantees named herein hereby agree to assume and pay the above described Trust Deed.

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 25th day of June A.D., 19   at 1:48 o'clock P M, and duly recorded in Vol M84, of Deeds on page 10563.

EVELYN BIEHN, COUNTY CLERK

by: [Signature], Deputy

Fee: \$ 8.00