

38080

WARRANTY DEED

Vol. 184 Page 10593

KNOW ALL MEN BY THESE PRESENTS, That Herbert M. Smith and Helen Smith, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Blanche M. Penunuri, 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 Southerly 46.05 feet of Lot 25, Block 12 of STEWART, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

Also, beginning at the Northeast corner of Lot 26, of said Block 12 of STEWART, running thence West along the North line of said Lot 26 a distance of 100 feet; thence South parallel with Monterey Ave., a distance of 38 feet; thence East and parallel with the said North line of Lot 26, 100 feet to the West line of Monterey Ave., thence North along West line of Monterey Ave., a distance of 38 feet to the place of beginning,

(See reverse side of this document for continuation of this description.)

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 USES.

(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 above

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 \$5,000.00.

~~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 ©, 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 21 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)

Herbert M. Smith

Helen Smith

STATE OF OREGON,)
County of Klamath) ss.
June 21, 1984

STATE OF OREGON, County of) ss.
June 21, 1984

Personally appeared the above named
Herbert M. Smith and Helen
Smith, husband and wife

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

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 11/8/85

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)
Notary Public for Oregon
My commission expires:

Herbert M. Smith & Helen Smith
4235 Fargo St.
Klamath Falls, Oregon 97603
GRANTOR'S NAME AND ADDRESS

Blanche M. Penunuri
Rt. 5, Box 1058A
Klamath Falls, Oregon 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Blanche M. Penunuri
Rt. 5, Box 1058A
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.

County of _____
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/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE
By _____ Deputy

SUBJECT TO: Premises herein described are within and subject to the statutory powers, including the power of assessment of Suburban Water District and West Side Sanitary District; subject to the terms and provisions of an Ordinance Annexing Certain Territory to the City of Klamath Falls, recorded October 15, 1981 in Vol. M81, page 18161, and re-recorded Nov. 3, 1981 in Vol. M81, page 19136, Microfilm Records of Klamath County, Oregon. Ordinance No. 63591

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 25 day of June A.D. 19 84
at 3:07 o'clock P M, and duly
recorded in Vol. M84 of Deeds
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EVELYN BIEHN, County Clerk

By Sam Smith Deputy

Fee 8.00