

This Indenture Witnesseth, THAT WILLIAM R. SMITH and HELEN F. SMITH, husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto WALTER C. WILSON, his heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 14, Block 5, ALTAMONT ACRES, in the County of Klamath, State of Oregon.

Subject to: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983, in Book M83 at page 8062; Reservations as shown in deed recorded February 18, 1939, in Book 120 at page 379, Deed Records of Klamath County, Oregon; Requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a mobile home, and any interests or liens disclosed thereby; and to taxes for 1984-85, which are now a lien but not yet payable.

NOTE: 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.

The true and actual consideration for this transfer is \$ 44,000.00 ~~xxxxxx~~

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, his heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, his heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 30th day of July 19 84.

Helen F. Smith (SEAL)

William R. Smith (SEAL)

STATE OF OREGON, County of Klamath ss. July 31 19 84
Personally appeared the above named WILLIAM R. SMITH and HELEN F. SMITH husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Susan A. [Signature]
Notary Public for Oregon.
My commission expires 6-21-88

After recording return to:

Walter C. Wilson
3113 Bristol Ave. #13
Klamath Falls, Oregon 97603

Until a change is requested, all tax statements shall be sent to the following name and address:

Walter C. Wilson
3113 Bristol Ave. #13
Klamath

From the Office of
WILLIAM L. SISEMORE
First Federal Bldg.
540 Main Street
Klamath Falls, Oregon 97601

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 31 day of July 19 84 at 3:37 o'clock PM, and recorded in book M84 on page 12982 Record of Deeds of said County.

Witness my hand and seal of County affixed.

EVELYN BIEHN

By *Pam Smith* County Clerk-Recorder
Deputy

Fee: \$4.00

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