

404641

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That GORDON R. ROSS and JOANN ROSS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD J. SMITH and SUSAN E. 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:

Lot 18 in Block 17 of HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk 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 uses."

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 \$ 54,900.00

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 21st day of August, 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)

GORDON R. ROSS

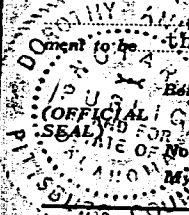
JOANN ROSS

STATE OF OKLAHOMA, County of Pittsburg, August 21st, 1984

STATE OF OKLAHOMA, County of Pittsburg, 1984

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.

Personally appeared the above named GORDON R. ROSS and JOANN ROSS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Sarah Ann Silva
Notary Public for Oklahoma
My commission expires: 8/7/85

Sarah Ann Silva
Notary Public for Oklahoma
My commission expires: 8/7/85

(OFFICIAL SEAL)

Gordon R. Ross and Joann Ross
Box 291, Route 2
McAlester, OK 74501
GRANTOR'S NAME AND ADDRESS

Ronald J. Smith and Susan E. Smith
2027 Del Norte St.
Klamath Falls, OR 97601
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 _____
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/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY INC.

MOUNTAIN TITLE COMPANY INC.

- continued from the reverse side of this deed -

SUBJECT TO:

1. Taxes for the fiscal year 1984-1985, a lien, not yet due and payable.
2. Reservations and restrictions in deed from the Klamath Development Co., a corporation, to Fred L. Houston and John H. Houston, dated March 16, 1929, recorded March 20, 1929, in Deed Volume 83, page 117, records of Klamath County, Oregon, as follows:
"It is understood and agreed that no dwelling house shall be erected on said premises to cost less than \$4,000.00 unless plans for the same are approved by party of the first part."
3. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: April 12, 1978
Recorded: April 13, 1978
Volume: M78, page 7111, Microfilm Records of Klamath County, Oregon
Amount: \$42,500.00
Mortgagor: Gordon R. Ross and Joann Ross, husband and wife
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-M85982)

The Grantees named herein hereby agree to assume and pay the above described Mortgage as described above.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 24 day of August A.D. 1984
at 11:43 o'clock A M, and duly
recorded in Vol. M84 of Deeds
Page 14718

EVELYN BIEHN, County Clerk

By [Signature] DeputyFee 8.00