

44146

ATC-8-28243  
WARRANTY DEED (INDIVIDUAL) Vol. 184 Page 20942

BRADLEY GENE SMITH and MARIE ANNETTE SMITH, husband and wife  
 JACK L. KELLY and CYRENA L. KELLY, husband and wife, hereinafter called grantor, convey(s) to  
 of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 431, Block 126, MILLS ADDITION TO THE CITY OF KLAMATH FALLS,  
 in the County Klamath, State of Oregon.

Subject to:

1. Covenants, easements and restrictions, including the terms and provisions thereof, but omitting restrictions, if any, based on race, color, religion or national origin, recorded April 12, 1933 in Book 99 at page 555, Deed Records, were imposed on the subject property by instrument recorded June 1, 1976 in Book M-76 at page 8057, Microfilm Records.

2. Agreement respecting joint user of Hot Water Well located on adjacent property by Agreement, recorded August 29, 1955 in Book 277 at page 108, Deed Records of Klamath County, Oregon.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. SUCH USE SHOULD BE DETERMINED BY THE USER OF THE PROPERTY IN ACCORDANCE WITH THE ZONING ORDINANCES OF THE CITY OF KLAMATH FALLS.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth hereinabove

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 40,000.00

Dated this 13th day of December 19 84

*Bradley Gene Smith*  
*Marie Annette Smith*

STATE OF OREGON, County of Klamath ss

On this 14th day of December 19 84, personally appeared the above named Bradley Gene Smith and Marie Annette Smith, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me

Notary Public for Oregon

My commission expires

- The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

STATE OF OREGON

County of Klamath

I certify that the within instrument was duly and lawfully recorded on the 17th day of December 19 84 at 10:55 o'clock A.M. and recorded in Book 20942 Records of Deeds of said County.

Witness my hand and seal of County, Oregon

EVELYN BIEHN

Klamath County Clerk

By

*Pam Smith*

Deputy

Fee: \$5.00

After Recording Return to:  
 TAX STATEMENTS TO

MR & MRS. JACK KELLY  
 2526 GARDEN  
 KLAMATH FALLS, OREGON  
 97601