

52235

KNOW ALL MEN BY THESE PRESENTS, That John Smith and Norma Jo Smith, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John O. Anderson and Esther E. Anderson, 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: All the portion of Lots 7 and 8 in Block 62 of Nichols Addition to the City of Klamath Falls, Oregon, described as follows:

Beginning at the point distant 60 feet Southeasterly from the most Northerly corner of said Lot 8; thence Southwesterly and parallel to Grant Street, 85 feet; thence Southeasterly and parallel to Tenth Street, 60 feet; thence Northeasterly and parallel to Grant Street, 85 feet to the Westerly line of Tenth Street; thence Northwesterly along the said line of Tenth Street, 60 feet to the point of beginning.

(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

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 \$ 56,700.00

~~consideration (indicate which) (The sentence between the symbols ①, 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 5th day of August, 1985;

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.

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.

ALASKA  
STATE OF ALASKA, Third Judicial District  
County of ALASKA, ss.  
August 13, 1985

Personally appeared the above named John Smith + Norma J.  
Smith  
and acknowledged the foregoing instrument to be voluntary act and deed.

Before me: Margaret M. Lewanday  
(OFFICIAL SEAL) Notary Public for Oregon ALASKA  
My commission expires: March 17, 1988

STATE OF OREGON, County of ALASKA, ss.  
Personally appeared John Smith and Norma J. Smith, 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 ALASKA, 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)

John and Norma Jo Smith  
GRANTOR'S NAME AND ADDRESS  
John O. and Esther E. Anderson  
P.O. Box 154 152  
Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Mr. and Mrs. John O. Anderson  
P.O. Box 154 152  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.  
same above  
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.  
County of Klamath  
I certify that the within instrument was received for record on the 19th day of August, 1985, at 12:42 o'clock P.M., and recorded in book/reel/volume No. M85 on page 13081 or as fee/file/instrument/microfilm/reception No. 52235, Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
Evelyn Biehn, County Clerk  
NAME TITLE  
By Norma J. Smith Deputy  
Fee: \$5.00