

1-1-74

70739

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That J. Harry Michel and Foy M. Michel, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John M. Smith

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 4, Block A, in HOMECREST, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. Subject, however, to the following:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

3. Recitals in deed from Lillian E. White, a single woman to Dee Fox, et ux, recorded January 12, 1945 in Volume 172, page 201, Deed Records of Klamath County, Oregon, as follows:

"Subject to all contracts for irrigation and drainage, also subject to rights of way for irrigation and drainage ditches across said land for the benefit of other lands in Klamath Irrigation District. Subject to provision that no dwelling shall be erected on said lands of a value of less than \$1500.00."

(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 noted of record as of the date 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 \$ 23,500.00

~~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 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 24 day of June, 1976; 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)

ARKANSAS

STATE OF ~~ARKANSAS~~

County of Yell ss.
June 24, 1976

Personally appeared the above named J. Harry Michel and Foy M. Michel, husband and wife

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

Before me:

(OFFICIAL SEAL) *[Signature]* Notary Public for Arkansas

My commission expires: 12-31-76

X *[Signature]*
J. Harry Michel
X *[Signature]*
Foy M. Michel

STATE OF OREGON, County of) ss.

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 26th day of January, 1987, at 9:42 o'clock AM., and recorded in book M87 on page 1182 or as file/reel number 70739

Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

Fee: \$10.00

By *[Signature]* Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

As below

NAME, ADDRESS, ZIP

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

[Signature]
1776 Burns
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

87 JAN 26 AM 9 42

6/10