

75833

MOUNTAIN TITLE COMPANY

Vol. M87 Page 10489

75263

WARRANTY DEED

MTC-18052

Vol. M87 Page 9508

KNOW ALL MEN BY THESE PRESENTS, That CURTELY M. MOORE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THEODORE C. SMITH & JACQUELINE M. 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:

The W $\frac{1}{2}$ SW $\frac{1}{2}$ SW $\frac{1}{2}$ of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. ALSO, all that portion of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon described as follows: Beginning at the Northwest corner of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said section; thence East along the South line of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said section, 40 feet; thence North to the highway through said NW $\frac{1}{4}$ of SW $\frac{1}{4}$; thence West along the Highway to point North of the point of beginning; thence South to the point of beginning, said parcel also being described as the West 40 feet of Lot 15, Block 8, LENOX ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

THIS DEED BEING RE-RECORDED TO CORRECT LEGAL DESCRIPTION
 "This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 those of record and 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 \$ 15,000.00
~~the whole of the actual consideration consists of or includes other property or value given or promised which is the whole of the actual consideration paid for this transfer, stated in terms of dollars, is \$ 15,000.00~~

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 2nd day of June, 19 87, 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.

Curtely M. Moore

Curtely M. Moore

STATE OF OREGON,

County of Klamath

6/2, 1987.

Personally appeared the above named
Curtely M. Moore

STATE OF OREGON, County of

, 19

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)

Curtely M. Moore

GRANTOR'S NAME AND ADDRESS

Theodore C. Smith & Jacqueline M. Smith

4625 Maplewood Ct
Klamath Falls OR 97

GRANTEE'S NAME AND ADDRESS

GRANTEE

NAME, ADDRESS, ZIP

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 3rd day of June, 19 87, at 10:04 o'clock A.M., and recorded in book 18, page 9508 or as file/record number 75263, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Blehn, County Clerk
Recording Officer

By Deputy

Fee: \$10.00

MOUNTAIN TITLE COMPANY

10490

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 17th day
of June A.D., 19 87 at 3:59 o'clock P M., and duly recorded in Vol. M87,
of Deeds on Page 10489.
Evelyn Biehn, County Clerk

FEE \$9.00

By *Evelyn Biehn*