

77217

MTC 1842-K WARRANTY DEED

Vol. M81 Page 13000

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM LOGAN SMITH, JR. and ERMA E. SMITH, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KEDRICK D. DAVIS, 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 Westerly 37½ feet of Lot 19, Block 29, HOT SPRINGS 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.

SUBJECT TO: Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein recorded on December 17, 1981, in Volume M81, page 21575, Microfilm Records of Klamath County, Oregon, in favor of Myrtle A. Steen and Sharon A. Ireland aka Sharon A. Lilya, not as tenants in common, but with the right of survivorship who subsequently assigned to Metropolitan Mortgage & Securities Co., Inc., a corporation, as Beneficiary. The Grantee herein agrees to assume and pay in full the above described Trust Deed.

"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 all those of record 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 \$ 35,500.00
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 July, 1987; 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)

William Logan Smith Jr.
WILLIAM LOGAN SMITH, JR.
for Erma P. Smith aka Erma E. Smith
ERMA E. SMITH aka Erma P. Smith

STATE OF OREGON
County of Klamath
July 21, 1987

STATE OF OREGON, County of Klamath, ss.
Personally appeared _____, 19____, 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 WILLIAM LOGAN SMITH, JR. for himself and as attorney in fact for ERMA E. SMITH aka Erma P. Smith and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/87

Notary Public for Oregon
My commission expires: _____

WILLIAM LOGAN SMITH, JR. and ERMA E. SMITH
P.O. Box 20914
El Cajon, CA 92021
GRANTOR'S NAME AND ADDRESS

KEDRICK D. DAVIS
5250 South Etna
Klamath Falls, OR 97603
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,
County of Klamath } ss.

I certify that the within instrument was received for record on the 21st day of July, 1987, at 3:09 o'clock P.M., and recorded in book M87 on page 13000 or as file/reel number 77217
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pam Smith Deputy

Fee: \$10.00