

89825

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That 1976-1998 Smith Enterprises, a partnership

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jay D. Kenton and Susan D. Kenton, 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:

Lots 4 and 5, except the southwest 20 feet, Block 39, HILLSIDE 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.

MOUNTAIN TITLE COMPANY

"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 use."

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 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 \$ 64,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, 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 22nd day of July, 1988, 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)

Smith Enterprises,

BY: Margaret M. Smith

Margaret M. Smith, Managing Partner

STATE OF OREGON,
County of Klamath

July 22, 1988

Personally appeared the above named
Margaret M. Smith, Managing
Partner

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 7-6-90

STATE OF OREGON, County of Klamath) ss.
1988

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 29th day of July, 1988, at 12:42 o'clock P.M., and recorded in book M88 on page 12150 or as file/reel number 89825, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
Recording Officer

By Pauline Mullins Deputy

Smith Enterprises
1573 Scotch Ave S.E.
Salem, OR

GRANTOR'S NAME AND ADDRESS

Jay D. Kenton and Susan D. Kenton

1111 Newcastle Ave
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath 1st Federal St
Grantee 540 Main St

Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

Same as above

Grantee

NAME, ADDRESS, ZIP

Fee \$8.00