

92898

WARRANTY DEED

MTC 20558P

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM LOGAN SMITH & ERMA PEGGY

SMITH, husband and wife.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GORDON W. MALCOMB.

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 9 & 10, Block 40, HILLSIDE ADDITION to the City of Klamath Falls, together with one-half of vacated alley which inured thereto, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3809-28BC-1400 & 1300

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 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 \$44,300.00. The consideration consists of the sum of \$44,300.00 in cash, the receipt of which is hereby acknowledged by the grantee. The consideration is paid in full for the property described herein, and the grantor warrants that the same is free from all encumbrances except those of record and apparent upon the land, if any, as of the date of this deed.

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.

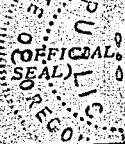
In Witness Whereof, the grantor has executed this instrument this 20th day of October, 1988, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.
10/20, 1988

Personally appeared the above named William Logan Smith & Erma Peggy Smith, as Attorney in fact for Erma Peggy Smith, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: *James D. Lawrence*
Notary Public for Oregon
My commission expires: 8-16-92

STATE OF OREGON, County of

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.

Before me: _____
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

William Logan & Erma Peggy Smith

Box 20919
El Cajon CA 92021
GRANTOR'S NAME AND ADDRESS

GORDON W. MALCOMB
2034 FREMONT
KLAMATH FALLS OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 20th day of Oct., 1988, at 4:36 o'clock P.M., and recorded in book M88 on page 7688 or as file/reel number 92898.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By *Pauline Mullendorp* Deputy

Fee \$8.00