

16900

MTC 123407-P

WARRANTY DEED

Vol. m90 Page 12789

KNOW ALL MEN BY THESE PRESENTS, That

ELMER DEAN HUSTED and ARLENE M. HUSTED, as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

RICHARD A. SMITH and RUTH E. SMITH, husband and wife

, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 13 in Block 2 of TRACT 1044, WEMBLY PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Account No: 3909 0111C 03000

"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 and 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 \$ 60,000.00

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 28 day of June, 19 90; 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.

Elmer Dean Husted  
ELMER DEAN HUSTED

Arlene M. Husted  
ARLENE M. HUSTED

STATE OF OREGON,  
County of Klamath, ss.  
June 28, 19 90

STATE OF OREGON, County of Klamath, ss.  
June 28, 19 90

Personally appeared \_\_\_\_\_ and

each for himself and not one for the other, did say that the former is the \_\_\_\_\_ who, being duly sworn, 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: \_\_\_\_\_ (OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_  
ELMER DEAN HUSTED  
ARLENE M. HUSTED

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

Dana M. Nielsen  
Before DANA M. NIELSEN  
(OFFICIAL NOTARY PUBLIC-OREGON)  
SEAL) My Commission Expires 7/31/94  
My commission expires: \_\_\_\_\_

ELMER DEAN HUSTED, ARLENE M. HUSTED  
4500 Cannon Apt. 56  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS

RICHARD A. SMITH & RUTH E. SMITH  
5032 Mazama Dr. W.  
Klamath Falls, OR 97603  
GRANTEE'S NAME AND ADDRESS

After recording return:  
Same As Grantee

NAME, ADDRESS, ZIP

Used a charge to registered all tax statements shall be sent to the following address

Same As Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 29th day of June, 19 90, at 9:46 o'clock A.M. and recorded in book M90 on page 12789 or as file/reel number 16900

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Dana M. Nielsen Deputy

SINCE RESERVED FOR RECORDER'S USE

Fee \$28.00