

18634

KNOW ALL MEN BY THESE PRESENTS, That

H.F. SMITH and RAMONA I. SMITH, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLINT THOMPSON and MICHAEL L. WILCHER, as tenants in common, each as to an undivided 1/2, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:

Lots 7 and 8 in Block 37 of SECOND 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

Tax Account No: 3809.029AC 13200

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 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 \$ 6,500.00

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 6th day of August, 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.

STATE OF OREGON,
County of Klamath) ss.
August 6th, 1990

Personally appeared the above named
H.F. SMITH
RAMONA I. SMITH

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

Before me:

Notary Public for Oregon
My commission expires:

Dana M. Nielsen
DANA M. NIELSEN
NOTARY PUBLIC-OREGON
My Commission Expires 7/30/94

H.F. SMITH & RAMONA I. SMITH

1636 Worden Avenue
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

CLINT THOMPSON & MICHAEL L. WILCHER

532 3rd Street
Brookings, OR 97415

GRANTEE'S NAME AND ADDRESS

After recording return to:

CLINT THOMPSON & MICHAEL L. WILCHER

532 3rd Street
Brookings, OR 97415

NAME, ADDRESS, ZIP

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

CLINT THOMPSON & MICHAEL L. WILCHER

532 3rd Street
Brookings, OR 97415

NAME, ADDRESS, ZIP

H.F. SMITH

RAMONA I. SMITH

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____ (SEAL)
My commission expires: _____

STATE OF OREGON, _____ ss.

County of Klamath

I certify that the within instrument was received for record on the 8th day of Aug., 19 90, at 3:03 o'clock P. M., and recorded in book M90 on page 15923 or as file/reel number 18634.
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

Fee \$28.00

MOUNTAIN TITLE COMPANY