

19439

MTC 24240

MOUNTAIN TITLE COMPANY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Marilyn J. Clinton

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Orie P. Smith & Edith E. Smith, as tenants by the entirety, 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 2 and 3, Block 18, SECOND ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3908 030C0 02000

Tax Account No: 3908 030C0 02100

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 to the land 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 \$ 62,500.00

~~Whereas the above described premises are subject to a certain easement or other right or interest in favor of the State of Oregon, which is hereby acknowledged by the grantor, and the same shall be subject to the same easement or other right or interest in favor of the State of Oregon, which is hereby acknowledged by the grantor.~~

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 27 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 27, 19 90

Marilyn J. Clinton
Marilyn J. Clinton

Personally appeared the above named _____
Marilyn J. Clinton

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

Before me, Barbara Frank
Notary Public for Oregon
My commission expires: 6-16-92

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
My commission expires: _____ (SEAL)

Marilyn J. Clinton

PO Box 1284

Keno, OR 97627

GRANTOR'S NAME AND ADDRESS

Orie P. Smith & Edith E. Smith

38980 Hopland Ave

San Jacinto, CA 92383

GRANTEE'S NAME AND ADDRESS

Attest recording return of:

Orie P. Smith & Edith E. Smith
at above address

NAME, ADDRESS, ZIP

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

Orie P. Smith & Edith E. Smith
at above address

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 28th day of Aug., 19 90, at 1:36 o'clock P M., and recorded in book M90 on page 17256 or as file/reel number 19439.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Barbara Frank Deputy

Fee \$28.00

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