

28808

MTC #25380-NM

WARRANTY DEED

Vol. 991 Page 7998

KNOW ALL MEN BY THESE PRESENTS, That

GENE ALAN SMITH and SALLY MAE SMITH who acquired title as Salley Mae Alexander hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GENE A. RICHARDSON and CARRIE L. RICHARDSON, husband and wife 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

## 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 those apparent upon the land, if any, as the date of this deed.

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 \$ 65,500.00

~~FOURTY FIVE THOUSAND DOLLARS AND NO CENTS (\$45,000.00) 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 THOSE APPARENT UPON THE LAND, IF ANY, AS 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 30<sup>th</sup> day of April, 19 91; 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.  
4-30, 19 91

Personally appeared the above named  
GENE ALAN SMITH  
SALLY MAE SMITH

Gene Alan Smith  
GENE ALAN SMITH  
Sally Mae Smith  
SALLY MAE SMITH

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

Before me:

Notary Public for Oregon

My commission expires: 6/8/92

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)

GENE ALAN SMITH and SALLY MAE SMITH  
146 BOLZ RD.  
PHOENIX, OR 97535

GRANTOR'S NAME AND ADDRESS  
GENE A. RICHARDSON and CARRIE L. RICHARDSON  
1909 LOWER LAKE ROAD  
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

GENE A. RICHARDSON and CARRIE L. RICHARDSON  
1909 LOWER LAKE ROAD  
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

GENE A. RICHARDSON and CARRIE L. RICHARDSON  
1909 LOWER LAKE ROAD  
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR  
RECORDER'S USE

STATE OF OREGON,  
County of \_\_\_\_\_ ss.  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

EXHIBIT "A"  
LEGAL DESCRIPTION

A portion of Government Lot 2, Section 28, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pipe at the quarter section corner common to Sections 21 and 28, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 0 degrees 6 1/4' West along the Westerly line of Lot 2 in said Section 28, 859.4 feet to a point; thence South 89 degrees 28' East 483.8 feet to an iron pin and the true point of beginning of this description; thence East 328.2 feet to an iron pin; thence South 0 degrees 06' West 771.5 feet to an iron pin reference monument; thence South 0 degrees 06' West 30.9 feet to the centerline of the Lower Klamath Lake County Road as the same is presently located and constructed; thence following the centerline of said County Road North 69 degrees 35' West 352.6 feet to a point; thence leaving the centerline of said County Road, North 0 degrees 18 3/4' East 679.6 feet, more or less, to the point of beginning.

SUBJECT TO: Contract (including terms and provisions) dated August 3, 1988 and recorded August 4, 1988 in volume M88, page 12558 in Microfilm Records of Klamath County, Oregon, wherein the Vendor is The State of Oregon, by and through the Director of Veterans Affairs. The above Grantee does hereby agree to assume and to pay in full this obligation and to hold Seller harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 30th day  
of April A.D., 19 91 at 3:47 o'clock P. M., and duly recorded in Vol. M91  
of Deeds on Page 7998  
Evelyn Biehn, County Clerk  
By Pauline Mullender

FEE \$33.00