

OA

49123

WARRANTY DEED

Vol. m92 Page 184459KNOW ALL MEN BY THESE PRESENTS, That Leroy & Marlene Smith

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TONY & SANDRA PATE, hereinafter called 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 20, BLOCK 7, TRACT NO. 1019, WINEMA PENINSULA, UNIT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

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 \$ 17,561.96.
 However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).[Ⓢ] (The sentence between the symbols Ⓢ, if not applicable, should be deleted. See ORS 93.030.)

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 26 day of July, 19 88; 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.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Leroy E. Smith
Marlene Smith

STATE OF OREGON

County of KlamathJuly 26, 19 88Personally appeared the above named Leroy E. Smith

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

Before me: Pauline M. Nelson
 Notary Public for Oregon
 My commission expires: 9-25-88

STATE OF OREGON, County of Klamath) ss.Personally appeared Leroy E. Smith and Marlene Smith

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:

(OFFICIAL SEAL)

Notary Public for Oregon
 My commission expires:

(If executed by a corporation, affix corporate seal)

LEROY & MARLENE SMITHP.O. BOX 392CHILOQUIN, OREGON. 97624

GRANTOR'S NAME AND ADDRESS

TONY & SANDRA PATEROUTE 3 BOX 271 BKLAMATH FALLS, OREGON. 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

WINEMA PENINSULA INC.P.O. BOX 893CHILOQUIN, OREGON. 97624

NAME, ADDRESS, ZIP

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

TONY & SANDRA PATEROUTE 3 BOX 271 B P.O. Box 893KLAMATH FALLS, OREGON. 97601

NAME, ADDRESS, ZIP

97624

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 18th day of Aug., 19 92 at 11:27 o'clock A.M., and recorded in book/reel/volume No. M92 on page 18445 or as fee/file/instrument/microfilm/reception No. 49123 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline M. Nelson Deputy

Fee \$30.00