

81554

WARRANTY DEED

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MTC 32821-HF

KNOW ALL MEN BY THESE PRESENTS, That
OSCAR CALVIN JORDAN and EDITH S. JORDAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DARREL L. SMITH and TINA M. SMITH, husband and wife, 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 1,2 and 3, Block 15, CRESCENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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."

LIMITS ON LAWSUITS, AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930." AND TO DETERMINE ANY
 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 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.

record and 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 \$ 35,000.00

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 19 day of May, 19 94; 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 CLATSOP)
MAY 19, 1994) ss.

Personally appeared the above named _____
 OSCAR CALVIN JORDAN
 EDITH S. JORDAN

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

Before me: Mary Ann Kowars
Notary Public for Oregon
My commission expires: 6-28-94

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)

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 24th day of May, 19 94, at 3:46 o'clock P. M., and recorded in book M94 on page 16442 or as file/reel number 81554,
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Deanne M. Miller Deputy

Fee \$30.00

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