

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That NORMA B. SMITH and LUCILLE E.

KNIGHT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VICTOR C. McELFRESH and HELEN McELFRESH, 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, 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:

W $\frac{1}{2}$  of Lot 16 in Block 1 First Addition to Altamont Acres, 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 except (SEE REVERSE)

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 \$ 22,000.00.

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 3 day of February, 1983; 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.

(If executed by a corporation, affix corporate seal)

Norma B. Smith  
Lucille E. Knight

STATE OF OREGON,

County of Klamath

February 18, 1983

Personally appeared the above named

Lucille E. Knight

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3/7/84

STATE OF OREGON, County of \_\_\_\_\_) ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_,

\_\_\_\_\_ and \_\_\_\_\_ 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:

Norma B. Smith & Lucille E. Knight  
4335 Memorie Lane  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Victor C. McElfresh  
3123 Cannon Street  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Victor McElfresh  
3123 Cannon Ave  
Klamath Falls, OR 97603

Victor C. McElfresh  
3123 Cannon Street  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/fee/file/instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_

Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

4. Reservations and restrictions contained in deed from Manhattan Company, an Oregon corporation to F. L. Weaver and Elsie H. Weaver, husband and wife, dated November 17, 1936, recorded November 28, 1936, in Volume 107 page 297, Deed Records of Klamath County, Oregon, as follows: "The right is reserved to enter upon, construct and maintain irrigation ditches for purpose of conveying irrigation water along the property lines of the above described property."

County of Maricopa  
February 3, 1983

Personally appeared the above named Norma B. Smith, and acknowledged the foregoing instrument to be her voluntary act and deed.  
Before me:

My Commission Expires: ~~My Commission Expires Sep. 1, 1985~~

By Cassidine Mulendore

31.07.1960  
(19.08)

My education was in  
Western Europe for 10 years

STATE OF OREGON

*(Faint, illegible handwritten notes)*