

24449

KENNETH SMITH

'96 SEP -6 P1:10

Vol. 96 Page 27945

Grantor's Name and Address  
 VOHN SHERMAN  
 3404 VIDERA  
 EUGENE, OR 97401

Grantee's Name and Address  
 After recording return to:  
 EVERGREEN LAND TITLE COMPANY  
 70 E. 14TH AVENUE  
 EUGENE, OR 97401

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

TITLE NO. K-49759  
 ESCROW NO. EU96-E1470  
 TAX ACCT. NO. 2407-7B-9700  
 MAP NO. 145890 (KEY NO.)

WARRANTY DEED - STATUTORY FORM  
 (INDIVIDUAL OR CORPORATION)

KNOW ALL MEN BY THESE PRESENTS, That KENNETH SMITH and DORIS SMITH, husband and wife hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by VOHN SHERMAN and JODIE SHERMAN, husband and wife hereinafter called 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 8, IN BLOCK 5, CRES-DEL ACRES, SECOND ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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

Subject to any and all easements, restrictions and covenants of record and 1996-97 Taxes, a lien not yet due or payable.

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 \$24,000.00.

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

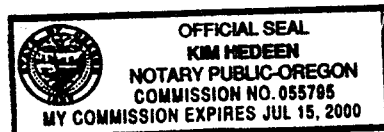
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 4<sup>th</sup> day of August, 1996; 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 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Kenneth Smith  
 KENNETH SMITH

Doris Smith  
 DORIS SMITH



STATE OF OREGON, COUNTY OF Lane ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 9-4, 1996 BY KENNETH SMITH and DORIS SMITH, husband and wife

Kim Hedeen My commission expires: 7-15-2000  
 Notary Public for Oregon

36-

50000

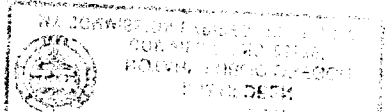
27946

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THE STATE OF OREGON, COUNTY OF KLAMATH: ss.

FILED FOR RECORD AT THE CLERK'S OFFICE

BOOK 22 PAGE 11



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Kenneth Smith the 6th day of September A.D. 19 96 at 1:10 o'clock P.M., and duly recorded in Vol. M96 of Deeds on Page 27945.

FEE \$35.00

Bernetha G. Letsch

By

County Clerk

Signature of the County Clerk.

Main body of the document containing several paragraphs of text, likely a deed or legal agreement.

IN WITNESS WHEREOF

THE CLERK OF THE COUNTY OF KLAMATH, OREGON, HAS HEREUNTO SET HER HAND AND SEAL OF OFFICE AT THE CITY OF ASTORIA, OREGON, THIS 6TH DAY OF SEPTEMBER, 1996.

Additional text and signatures at the bottom of the document.

CLERK OF THE COUNTY OF KLAMATH, OREGON

Handwritten notes and signatures on the left side of the bottom section.

STATE OF OREGON

County of Klamath

Deed of Gift

Between

Donor and Grantee

Witnesses

Notary Public

Commission Expires

Handwritten notes and signatures at the bottom left.

Handwritten notes and signatures at the bottom left.

Handwritten notes and signatures at the bottom left.

Handwritten notes and signatures at the bottom center.

Handwritten notes and signatures at the bottom center.

Handwritten notes and signatures at the bottom right.