

# Warranty Deed

This Indenture Witnesseth, That FRED E. LAWRENCE and ANNE R.

LAWRENCE, husband and wife,

herein called grantors, in consideration of TEN AND NO/100 (\$10.00) Dollars to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to

MORAN P. SMITH, a married man,

herein called grantee, and his heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon:

A parcel of land lying in Government Lot 1, Section 12, Township 33 N., Range 12 E., described as follows: Beginning at a point from which the quarter section corner on the line between Sections 29 and 30, Township 33 N., Range 12 E., bears North 21° East 11.5 chains; thence South 21° East 11.5 links; thence South 21° East 11.5 links; thence North 21° East 11.5 links; thence North 21° East 11.5 links to the place of beginning. Containing therefrom the strip, subject to the town of Klamath Falls for widening Center Avenue by Ord. recorded September 11, 1922, in Book 1000, page 10.

SUBJECT TO: (1) The rights of the public and of governmental bodies in any part of the property lying below the high water line of Link River.

(2) Transmission line easement, including the terms and provisions thereof, granted to Oregon by instrument recorded November 18, 1921, in Volume 67, page 247.

(3) Grant of water right, privilege of drilling well and controlling level of Link River, including the terms and provisions, as given to Oregon by instrument recorded May 2, 1921, in Volume 67, page 248.

(4) Easement for installation, control and maintenance of same, including the terms and provisions thereof, granted to City of Klamath Falls, by instrument recorded April 12, 1921, in Volume 67, page 249.

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD the said premises unto the grantee, and his heirs and assigns forever. The said grantors do covenant to and with the said grantee, and his heirs and assigns, that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as above stated; and that they, and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals

this 1st day of September, 1925.

*Fred E. Lawrence* (SEAL)  
*Anne R. Lawrence* (SEAL)

(SEAL)

(SEAL)

H. F. SMITH  
 Attorney at Law  
 528 Main Street  
 Klamath Falls, Oregon

STATE OF OREGON }  
County of KLAMATH } ss. September 1, 1923

Personally appeared the above-named Edna C. LARSEN and LABEL A. LARSEN, husband and wife,  
known to me to be identical persons described as grantors in the within Deed, and  
acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Richard H. Davis*

NOTARY PUBLIC FOR OREGON

My commission expires November 12, 1925

STATE OF OREGON }  
County of KLAMATH } ss. \_\_\_\_\_, 19\_\_

Personally appeared  
who, being first duly sworn did say that \_\_\_\_\_ he \_\_\_\_\_ the \_\_\_\_\_  
of \_\_\_\_\_

and that the seal affixed to the foregoing Deed is the corporate seal of said corporation  
and that said Deed was signed and sealed in behalf of said corporation by authority of  
its Board of Directors; and \_\_\_\_\_ he \_\_\_\_\_ acknowledged said Deed to be its voluntary act and  
deed.

Before me:

NOTARY PUBLIC FOR OREGON

My commission expires \_\_\_\_\_



To

Recording Data:

Book of JES A. 10  
Page of March  
Oregon Title Insurance Co.  
Book of Sept. 1, 1923  
Page 342  
Book of Nov. 1, 1923  
Page 2103  
Fee 3.00  
L. H. Davis, County Clerk  
E. H. Davis, Deputy

Return to:

Oregon Title Insurance Co.