

WARRANTY DEED

THIS INDENTURE, WITNESSETH, That MABEL C. MERRYMAN, a single woman, and
GEORGE H. MERRYMAN, Jr., and MARY JANE MERRYMAN, husband and wife, hereinafter
known as Grantors, for and in consideration of the sum of \$1300.00 to them paid,
have bargained and sold, and by these presents do grant, bargain, sell and convey
unto ELMER W. SCHMOLL and GEORGIA SCHMOLL, husband and wife, as tenants by the
entirety, their heirs and assigns, the following described premises situate in
Klamath County, Oregon, to-wit:

The Southerly 45 feet of Lot 57, and the Northerly 30 feet of Lot 58
in OLD ORCHARD MANOR, according to the official plat thereof on file
in Klamath County, Oregon.

SUBJECT TO:

1. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements and water and irrigation rights in connection therewith;
2. Reservations and restrictions in dedication of Old Orchard Manor.
3. Right of Way, including the terms and provisions thereof, given by Mabel C. Merryman, a widow, and George H. Merryman, Jr. and Mary Jane Merryman, husband and wife, to The California Oregon Power Company dated January 13, 1951, recorded January 23, 1961 in Deed Vol. 244, Page 613, Records of Klamath County, Oregon.
4. Conditions and restrictions contained in that certain Declaration of conditions and restrictions, dated Feb. 13, 1951, recorded Feb. 20, 1951, in Vol. 235, page 361, Deed Records of Klamath County, Oregon.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said
Grantees as an estate by the entirety, their heirs and assigns forever.

And the said Grantors do hereby covenant to and with said Grantees, their
heirs and assigns, that they are the owners in fee simple of said premises; that
they are free from all encumbrances, except those above set forth, and that they
will warrant and defend the same from all lawful claims whatsoever, except
those above set forth.

IN WITNESS WHEREOF, They have hereunto set their hands and seals this 21st
day of February, 1969.

Mabel C. Merryman (SEAL)

GEORGE H. MERRYMAN, Jr.,
MARY JANE MERRYMAN

by *Mabel C. Merryman* (SEAL)
Their Attorney-in-Fact

35

2464

1 STATE OF OREGON) April 4
2 County of Klamath) SS February 21, 1969

3 Personally appeared the within named Mabel C. Merryman, a single woman, and
4 acknowledged the foregoing instrument to be her voluntary act and deed.
5 Before me:

6 *James L. Shurtz*
7 Notary Public for Oregon
8 My Commission expires: Nov 29, 69

9 STATE OF OREGON) April 4
10 County of Klamath) SS February 21, 1969

11 Personally appeared Mabel C. Merryman, who, being duly sworn, did say that
12 she is attorney-in-fact for George H. Merryman, Jr. and Mary Jane Merryman,
13 husband and wife, and that she executed the foregoing instrument by authority
14 of and in behalf of said principal; and she acknowledged said instrument to be
15 the act and deed of said principal. Before me:

16 *James L. Shurtz*
17 Notary Public for Oregon
18 My Commission expires: Nov 29, 69

19 STATE OF OREGON,
20 County of Klamath
21 Filed for record at request of
22 *Klamath County Title Co.*
23 on this *4th* day of *April* A.D. *1969*
24 at *3:55* o'clock *P.* M., and day
25 recorded in Vol. *1069* of *Deeds*
26 page *2403*
27 Wm D. MILNE, County Clerk
28 By *Charles K. Chapman* Deputy
29 Fee *3.00*

30 *Return*
31 *Post Federal*
32 *540 Maen*
cdj

GANONG, GANONG
& GORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

Page 2 - Warranty Deed

36