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WARRANTY DEED

THIS INDENTURE, WITNESSETH, That MABEL C. MERRYMAN, a single woman, and GEORGE H. MERRYMAY, 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.Mcrryman, 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 lewful claims whatsoever, except those above set forth.

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

Makel C. Mervijman (SEAL)

GEORGE H. MERRYMAN, Jr., MARY JANE MERRYMAN

by 17/0 Kef C. 37/2 Confirmant (SEAL)
Their Attorney-in-Fact

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Page 1 - Warranty Deed

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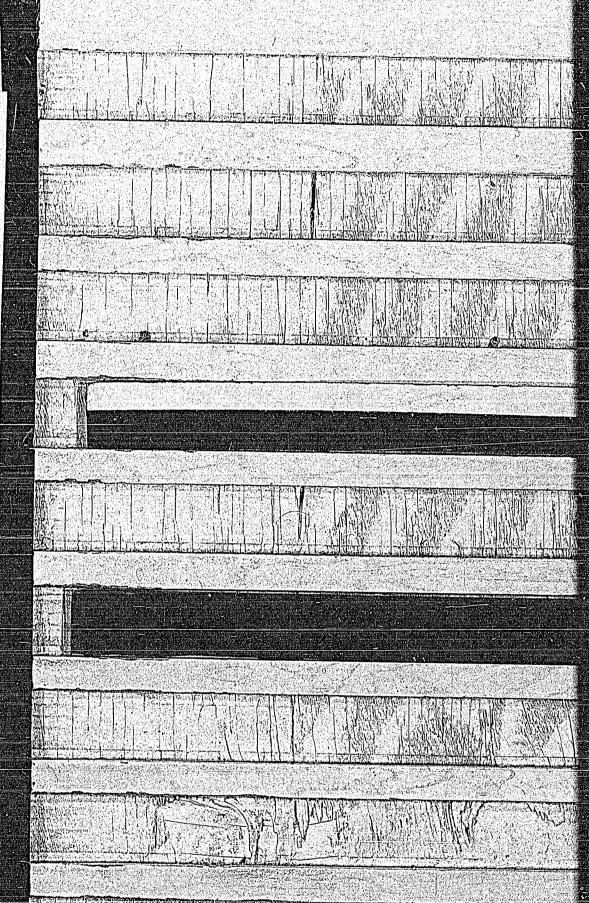
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EARINE, SANDHE É SERON ASTERNATA FALLS, DRE.

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1	STATE OF OREGON) April 4) SS Eabruary 21, 1969
2 ් ර පුරු ර	County of Klamath
2 () A	Personally appeared the within named Mabel C. Merryman, a single woman, and acknowledged the foregoing instrument to be her voluntary act and deed.
5 (J. 5)	
	Notary Public for Oregon
0 F 7	My Commission expires: Nov-29, 69
8	STATE OF OREGON) //bril 4) SS Pebruary 21 , 1969
9	County of Klamath) Personally appeared Mabel C. Merryman who being duly every did
10	husband and wife, and that she executed the foregoing instrument by cuthesian
), :: : : : :11 :	of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal. Before me:
:: 12	Bry L. Chury
F (1/1)37	Notary Public for Oregon My Commission expires: Nov-29, 69
15°	
16	STATE OF OREGON, [
17	County of Klamath (
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19 20	at PLSS o'tlack D. M. and de Y
20	ricarded in Val. 1069 of Diesco)
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GANONG, GANONG A GORDON	Page 2 - Warranty Deed
ATTORNEYS AT LAW LAMATH FALLS, ORE.	

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