

KNOW ALL MEN BY THESE PRESENTS, That Owen P. Watts and Virginia M. Watts, Husband and Wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard J. Smith

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:

A parcel of land located in the SW 1/4 of the NE 1/4 of Section 2, Township 37 South, Range 14 East, W.M. More particularly described as follows:

Beginning at a point on the center line of Oregon State Highway No. 140, said point being Oregon State Highway Engineers Station 2226+82.00, said point being S. 00° 57' W, a distance of 504.00 feet and S. 66° 45' E, a distance of 3510.00 feet from the North west corner of said Section 2; thence S. 23° 15' W, a distance of 396.00 feet, to the true point of beginning; thence S. 66° 45' E., a distance of 300.00 feet; thence, S. 23° 15' W., a distance of 200.00 feet; thence, N. 66° 45' W., a distance of 300.00 feet; thence, N. 23° 15' E., a distance of 200.00 feet to the true point of beginning, containing 1.38 acres, together with an easement and right of way for ingress and egress to said real property\*

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

\*along and over the existing road that borders said property and begins at Oregon State Highway No. 140.

and that grantor will warrant and forever defend the above granted 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 \$10.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this day of September, 1971.

STATE OF OREGON, County of Klamath, ss. Personally appeared the above named VIRGINIA M. WATTS

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon  
My commission expires May 17, 1973

NOTE—The sentence between the symbols ( ), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO  
Richard Smith  
210 N 4th

(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUNTER WHEN USED)

Fee 1.50

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 22 day of Sept, 1971, at 2:43 o'clock P.M., and recorded in book M-71 on page 10078 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title.

By Deputy