

54053

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WARRANTY DEED.

JUN 6 10 50 AM 1972

KNOW ALL MEN BY THESE PRESENTS, That L. A. SMITH and ORA SMITH, husband and wife, grantors, for the consideration hereinafter stated, to grantors paid by ELMO Z. HOWARD and LUCILLE E. HOWARD, husband and wife, grantees, do hereby grant, bargain, sell and convey unto the said grantees and grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenance thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at the intersection of the westerly line of Brighton Ave. and the Northerly line of River Street in the Town of Doten, reference being made to the duly recorded plat thereof, and running thence N. 33° East along the westerly line of said Brighton Avenue 103.56 feet more or less to a point which is 105 feet distant, when measured along said Brighton Avenue, from the intersection of the Southerly line of Klamath River; said point being also a corner of that certain tract of land conveyed by T. J. Prater, a widower, to George W. Ager by deed dated August 31, 1946, and recorded November 1, 1946 in Vol. 198, page 21 of the Deed Records of Klamath County, Oregon; thence running Westerly at right angles to Brighton Avenue and parallel to River Street 52.5 feet to a point; thence running South 33° West 103.56 feet more or less to the Northerly line of said River Street; thence running in an easterly direction along the northerly line of said River Street to the place of beginning being a portion of Lot 1 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Subject to an easement in a twelve (12) foot strip of land for roadway, described as follows, to-wit:

Beginning at a point on the West line of Brighton Avenue, distant 100 feet north from said intersection of the west line of Brighton Avenue and the north line of River Street in the Town of Doten, in Klamath County, Oregon; thence North on said west line of Brighton Avenue a distance of 12 feet; thence westerly at right angles to said west line of Brighton Avenue a distance of 52.5 feet; thence southerly at right angles to the said north line of River Street, a distance of 12 feet; thence easterly at right angles to said west line of Brighton Avenue, a distance of 52.5 feet, more or less, to the place of beginning.

Also subject to all reservations and restrictions of record, easements and rights-of-way of record and those apparent on the land.

TO HAVE AND TO HOLD The same unto the said grantees and grantees' heirs, successors and assigns forever.

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And said grantors hereby covenant to and with said grantees and grantees' heirs, successors and assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove set forth, and that grantors 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 \$5,500.00.

WITNESS GRANTORS hand this 28th day of May, 1968.
L. A. Smith
Ora Smith

STATE OF OREGON,)
 County of Klamath.) ss.

May 28, 1968,
 Personally appeared the above named L. A. SMITH and ORA SMITH, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Robert A. Bunkert

Notary Public for Oregon.
 My Commission Expires: 1/11/71

STATE OF OREGON,)
 County of Klamath.) ss.

Filed for record at request of:
TRANSAMERICA TITLE INS. CO
 on this 6th day of June, A. D., 1972
 at 10:50 o'clock A. M. and duly
 recorded in Vol. M. 72 of DEEDS
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Bank of Klamath Country,
 P. O. Box 1149
 Klamath Falls, Oregon 97601

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WM. D. MILNE, County Clerk
 Fee \$ 4.00 By Hazel Dragan
 Deputy.