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Warranty Deed

Fred R.

/ aka Goodwin

This Indenture Witnesseth, That FREDERICK R. GOODWIN and MARILEE K.

GOODWIN, husband and wife,

TWENTY-NINE THOUSAND FIVE

HUNDRED AND NO/100 -----

herein called "grantor.s," in consideration of /
 Dollars to them paid, have bargained and sold and by these presents do grant,
 bargain, sell and convey to

VIRGIL W. SCHMOE and THELMA A. SCHMOE, husband and wife,

herein called "grantee.s," their heirs and assigns forever, the following-described
 premises, situated in Klamath County, State of Oregon

Lot 11, Block 2, SECOND ADDITION TO VALLEY VIEW, according to the
 official plat thereof on file in the office of the County Clerk,
 Klamath County, Oregon.
 SUBJECT TO: (1) Liens and assessments of Klamath Project and Enter-
 prise Irrigation District, and regulations, easements, contracts and
 water and irrigation rights in connection therewith. (2) Charges or
 assessments of Enterprise Irrigation District. (3) Rules, regulations
 and assessments of South Suburban Sanitary District. (4) Right of way,
 including the terms and provisions thereof, given by Marius Petersen, a
 single man, to The California Oregon Power Company, a California corpora-
 tion, dated May 13, 1943, recorded May 18, 1943, in Volume 155, Page 304,
 Deed Records of Klamath County, Oregon. (5) Reservations and restrictions
 contained in the dedication of Second Addition to Valley View, and as
 amended by instrument dated February 24, 1972, recorded February 25,
 1972, in Volume M-72, Page 2036, Microfilm records of Klamath County,
 Oregon. (6) Declaration of Conditions and Restrictions, including the
 terms and provisions thereof, dated February 25, 1972, recorded Febru-
 ary 25, 1972, in Volume M-72, Page 2038, Microfilm records of Klamath
 County, Oregon. (7) Mortgage, including the terms and provisions
 thereof, given by Frederick R. Goodwin, et ux, to State of Oregon,
 represented and acting by the Director of Veterans' Affairs, dated
 August 21, 1972, recorded August 21, 1972, in Volume M-72, Page 9365,
 Microfilm records of Klamath County, Oregon, to secure the payment of
 \$22,400.00, the balance of which mortgage grantees assume and agree to
 pay,

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 said premises unto grantee.s, their
 heirs and assigns forever. Said grantors do covenant to and
 with said grantee.s, their 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 stated above;
 and that they and their heirs and representatives will warrant and defend
 the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$29,500.00.

IN WITNESS WHEREOF, We have hereunto set our hands this 21st

day of December, 1973.

Fred R. Goodwin
Marilee K. Goodwin

H. P. SMITH
 Attorney at Law
 538 Main Street
 Klamath Falls, Oregon

DEC 24 2 30 PM 1973