

76 SEP 15 AM 11 42

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That we, Paul J. Lambertson and Dixie Lee Lambertson, husband and wife, for and in consideration of the sum of \$25,500.00 have bargained and sold and by these presents does bargain, sell and convey unto Janice L. Mahurin, formerly Janice L. Armstrong, the following described real property situated within Klamath County, State of Oregon, to-wit:

A tract of land situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the south one-quarter corner of said section; thence North along the center section line 200 feet; thence West parallel with the South Section line of said Section, 268 feet; thence South parallel with said center line 200 feet to the South Section line; thence East along said South Section line 268 feet to the point of beginning.

TO HAVE AND TO HOLD the above granted premises unto the grantee and unto her heirs and assigns forever. The grantors do covenant with the grantee that they are lawfully seised of a merchantable fee simple title to the above granted premises; that said premises are free of all liens and encumbrances excepting: (1) Right of way, including the terms and provisions thereof, given by W.R. Haskin and Grace Haskin, husband and wife, to the California Oregon power Company, dated December 1, 1937, recorded December 15, 1937 in Deed Volume 113 page 385, records of Klamath County, Oregon; (2) Easement, including the terms and provisions thereof, given by Paul J. Lambertson and Dixie Lee Lambertson, husband and wife, to Bly Sanitary District, dated April 3, 1974, recorded April 10, 1974 in Deed Volume M74 page 4425, Microfilm records of Klamath County, Oregon;

(3) Easements, including the terms and provisions thereof, given by Paul J. Lambertson and Dixie Lee Lambertson, husband and wife, to Bly Sanitary District, recorded April 10, 1974, page 4425 and recorded June 8, 1975, in Deed Volume M75 page 6130 and Deed Volume M75 page 6138, Microfilm records of Klamath County, Oregon;

(4) Easement, including the terms and provisions thereof, in favor of Deward L. Patzke and Opel V. Patzke, dated December 27, 1973, recorded December 31, 1973 in Volume M73 page 16764, Microfilm records of Klamath County, Oregon, for access; and (5) Easement, including the terms and provisions thereof, in favor of Melvin Hammack and Sharon Hammack, dated January 24, 1974, recorded January 29, 1974, in Volume M74 page 999, Microfilm records of Klamath County, Oregon. The grantors do further covenant that they will forever warrant and defend the above granted premises unto the grantee, her heirs and assigns against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF the grantors have hereunto set their hands and seals this 26th day of August, 1976.

Paul J. Lambertson (SEAL)
Dixie Lee Lambertson (SEAL)

STATE OF OREGON)
 County of Lake) :SS

On this 26th day of August, 1976, before me personally appeared the within named Paul J. Lambertson and Dixie Lee Lambertson, husband and wife, and they did then and there acknowledge that they executed the foregoing instrument.

L. E. Lamb
 Notary Public for Oregon
 My Commission Expires June 22, 1977

Until a change is requested all tax statements shall be sent to:

Mrs. Janice L. Mahurin
 Sprague River, Oregon

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 15th day of September A.D., 19 76 at 11:42 o'clock A M., and duly recorded in Vol. M76 of Deeds on Page 14473.

FEE 6.00

WM. D. MILNE, County Clerk

Deputy Deputy

ret: Robert J. Nichols
 35 S. St. South
 Lakeview, Or 97630