

KNOW ALL MEN BY THESE PRESENTS, That

C. W. Erickson and Ida

M. Erickson his wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by 'Cyrus L. Smith and Nellie E. Smith, Husband and Wife to an un-divided $\frac{1}{2}$ interest and Wayne K. Mapstead to an un-divided $\frac{1}{2}$ interest, does hereby grant, bargain, sell and convey unto the said grantees 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:

Lots One (1), Two (2), Three (3), and four (4) in Block Forty-two (42) Buena Vista Addition to the City of Klamath Falls, Oregon according to the duly recorded plat thereof on file in the office of the County Clerk of said county.

Situate in Klamath County, Oregon, beginning at a point on the southerly line of Front Street, Buena Vista Addition to the City of Klamath Falls, Oregon, where the lot line common to Lots 1 and 2, Block 42 of said Buena Vista Addition, if projected across Front Street, would intersect the southerly line or boundary of Front Street, thence from point of beginning herein described, southeasterly along the southerly side of Front Street 100.0 feet, said southerly side of Front Street being the northerly boundary of lands herein conveyed; thence at right angles to the southerly side of Front Street to the shore line of Upper Klamath Lake, thence northwesterly along said shore line to a point southerly from point of beginning and at right angles to southerly line of Front Street; thence, northerly to point of beginning, being a portion of Lot 10, Section 30, Township 38 South, Range 9 East, W.M.

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.

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 \$17,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 12th day of July, 1977.

C. W. Erickson
Ida M. Erickson

STATE OF OREGON, County of Klamath, ss. JULY 15, 1977, his wife, C.W. Erickson and Ida M. Erickson Personally appeared the above named

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

Before me: *Margie B. Linn*
Notary Public for Oregon
My commission expires 1-23-81

NOTE—The space 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
Return to: SA

No. Taxes to:
Smith
725 Front St.
Klamath Falls,
OR

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

Fee \$3.00

STATE OF OREGON,

County of 'Klamath' ss.

I certify that the within instrument was received for record on the 15 day of July, 1977, at 11:26 o'clock A.M., and recorded in book M 77 on page 12547. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title.

By *Pat McCullough* Deputy.