

35362

THIS INDENTURE WITNESSETH, that PETER L. BARNHISEL, SALLY RICHARDS, RICHARD GEARY, DOROTHEA GEARY YELLOTT, SUSAN JANE GEARY, who took title as Susan Geary Roberts, hereinafter known as Grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto ROGER M. LAMB and LESLIE D. LAMB, husband and wife; J. KURT SCHMIDT and LEAH L. SCHMIDT, husband and wife; and IDA E. LAMB, Grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

A portion of Tract 805, Enterprise Tracts, Klamath County, Oregon, described as follows: Beginning at the Southwest corner of said Tract 805; thence North 0°00' West along the West boundary of said Tract 805, 586.64 feet, more or less, to the Southwest corner of a tract conveyed to S. Marie Stearns by deed recorded in Vol. 179 at page 385, Deed Records, Klamath County, Oregon; thence South 55°50' East along the Southerly boundary of said Stearns tract, 139.3 feet, more or less, to the Southeasterly corner of said Stearns tract; thence North 34°10' East along the Easterly boundary of the said Stearns tract 190 feet, more or less, to the Southerly boundary of South Sixth Street as described in deed to the State of Oregon recorded in Vol. 191 at page 240 Deed Records, Klamath County, Oregon; thence South 55°50' East, along the Southerly boundary of the said South Sixth Street as widened in 1946, 200.72 feet, more or less, to the Northwest corner of tract conveyed by H. M. Mallory and Christine W. Mallory to The Bi-Mart Company by deed recorded in Vol. M73 at page 3753, Deed Records; thence South 34°10' West, along the Northwesterly boundary of said Mallory tract 400 feet, more or less, to the most Westerly corner of said Mallory tract; thence South 55°50' East, along the most Southerly boundary of the said Mallory tract, 27 feet, more or less, to the Northwesterly corner of tract conveyed by Howard and Maybelle E. Barnhisel and Martha D. Smith to The Bi-Mart Company by deed recorded in Vol. M73 at page 3750, Deed Records; thence Southerly 205 feet, more or less, along the Westerly boundary of The Bi-Mart Company tract as described in the deed recorded in Vol. M73 at page 3750, to a point on the Southerly boundary of said Tract 805 which is South 89°47' West 440 feet, more or less, from the Southeast corner of said Tract 805; thence South 89°47' West, along the Southerly boundary of the said Tract 805, 188 feet, more or less, to the Southwest corner of the said Tract 805 and the point of beginning, with bearings based on recorded Survey #62 and description in deed from Klamath Basin Cooperative to Howard and Maybelle E. Barnhisel and Richard M. and Martha D. Smith recorded March 8, 1952, in Vol. 253 at page 350, Deed Records of Klamath County, Oregon.

TOGETHER WITH the grantors' interest in a perpetual 26-ft. easement for ingress and egress across the property conveyed to The Bi-Mart Company in a deed recorded in Vol. M73 at page 3750, Deed Records of Klamath County, Oregon, as described in said deed; and also

TOGETHER WITH a perpetual 5-ft. easement for the installation and maintenance of an underground culvert for drainage across the property conveyed to The Bi-Mart Company, in a deed recorded in Vol. M73 at page 3750, Deed Records of Klamath County, Oregon, as described in said deed.

Subject to: Liens and assessments of Klamath Project and Klamath Irrigation District and regulations, easements, contracts, water and irrigation rights in connection therewith; Right and easements, including the terms and provisions thereof, conveyed to State of Oregon, by and through its State Highway Commission, by deed recorded June 26, 1946, in Vol. 191, page 240, Deed Records of Klamath County, Oregon; Easement agreement, including the terms

Warranty Deed - Page 1.

and provisions thereof, recorded December 31, 1947, in Vol. 215, page 243, Deed Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration paid for this transfer is \$110,000.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said Grantees as follows:

Unto Roger M. Lamb and Leslie D. Lamb, as tenants by the entirety as to an undivided one-third interest;

Unto J. Kurt Schmidt and Leah H. Schmidt, as tenants by the entirety as to an undivided one-third interest; and

Unto Ida E. Lamb, as tenant in common as to an undivided one-third interest.

And the said Grantors do hereby covenant, to and with the said Grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free and clear of all encumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 20th day of May, 1977.

Peter J. Barnhisel  
Peter J. Barnhisel

Richard Geary  
Dorothea Geary Yellott  
Susan Jane Geary

Sally Richards  
Sally Richards

By Martha D. Smith  
Martha D. Smith  
their attorney-in-fact

STATE OF OREGON )  
County of Benton ) SS

On this 28 day of May, 1977, personally appeared the above-named Peter L. Barnhisel and acknowledged the foregoing instrument to be his voluntary act and deed. Before me:

(SEAL)

Notary Public for Oregon  
My Commission Expires: 10/17/77

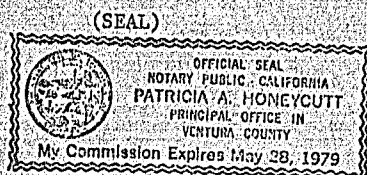
STATE OF CALIFORNIA )  
County of Ventura ) SS

On this 1st day of June, 1977, personally appeared the above-named Sally Richards and acknowledged the foregoing instrument to be her voluntary act and deed.

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GANONG & SISEMORE  
Attorneys at Law  
540 Main Street  
KLAMATH FALLS, ORE.  
97601

1 deed.  
2 Before me:



*Patricia A. Honeycutt*  
Notary Public for California  
My Commission Expires: 5-28-79

7 STATE OF OREGON )  
8 County of Klamath ) SS

9 On this 30 day of JUNE, 1977, personally appeared Martha D. Smith who, being  
10 duly sworn, did say that she is attorney-in-fact for Richard Geary, Dorothea  
11 Geary Yellott and Susan Jane Geary, and that she executed the foregoing instru-  
12 ment by authority of and in behalf of said principals; and she acknowledged  
13 said instrument to be the act and deed of said principals.

14 Before me:

15 (SEAL)

*Eric B. Kent*  
Notary Public for Oregon  
My Commission Expires: 10/17/77

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

State of Oregon, )  
County of Klamath ) SS.

18 Roger M. Lamb  
19 1948-1/2 Del Moro, 8th Hillside,  
20 Klamath Falls, Oregon 97601

I hereby certify that the within instrument was  
received and filed for record on the 8th  
day of SEPTEMBER, 19 77, at 11:37  
o'clock A.M. and recorded on Page 16674  
in Book M77 Records of DEEDS  
of said County.

21 WESTERN BANK  
22 P.O. Box 569  
23 Klamath Falls, Ore. 97601

WM. D. MILNE, County Clerk

By *Elizabeth D. Smith* Deputy

Fee 9.00

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32 GANONG & SISEMORE  
Attorneys at Law  
540 Main Street  
KLAMATH FALLS, ORE.  
97601  
503/882-7228

Warranty Deed - Page 3.