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Vol. 80 Page 5624

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that THELMA H. HUME, hereinafter called the grantor, for the consideration hereinafter stated to the Grantor paid by ROBERT F. SMITH and FERN A. SMITH, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tene-ments, hereditaments and appurtenances thereunto belonging or apper-taining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A tract of land in the SW $\frac{1}{4}$ of Section 20, Township 38 South, Range 9 East of the Willamette Meridian more parti-cularly described as follows:

Beginning at a point 1280 feet East and 1352 feet North of the Section corner common to Sections 19, 20, 29, and 30, Township 38 South, Range 9 East of the Willamette Meridian, said point being in the center line of "A" Street as shown on the plat of Highway Addition filed May 31, 1927, in Plat Book 7 at page 9, now vacated, and on the westerly line of Biehn Street as now located (80 feet wide); thence westerly along the center line of said vacated "A" Street to the Easterly line of Lakeport Boulevard; thence North in a straight line 274 feet more or less, to the South line of the Southern Pacific Railroad right of way; thence Southeasterly tracing the Southerly line of said right of way 313 feet; more or less, to the Westerly line of said Biehn Street; thence South 127.2 feet, more or less, to the point of beginning.

and All that portion of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, described as follows: Beginning at a point which is North 1320 feet on Section line between Sections 19 and 20 and East 493 feet along the 16th line from corner common to Sections 19, 20, 29 and 30, Township 38 South, Range 9 East of the Willamette Meridian; thence Northerly and parallel to Section line between Sections 19 and 20 a distance of 553 feet to a point which is on the State Highway; thence in a southeasterly direction and along the course of the State Highway to a point which is North 306 feet from the 16th line and on a line running North and South and 492 feet East of the point of beginning; thence South 306 feet to the 16th line; thence West 492 feet to the place of be-ginning, excepting the following: Commencing 2041 feet North and South 63°45' East 264 feet from the Section corner common to Sections 19, 20, 29 and 30, Township 38 South, Range 9 E., W.M.; thence South 63°27' East 292 feet to point of beginning; thence South 63°27' East 400 feet; South 52°21' East 100 feet; South 9°45' East 100 feet; East 30 feet; North 132 feet, more or less to the Southern Pacific Right of Way; thence Northwesterly along said right of way line to a point North of the point of beginning; thence South to the point of beginning.

ALSO in that portion conveyed to State of Oregon by and

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WARRANTY DEED

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through its State Highway Commission by deed recorded August 22, 1955, in Deed Volume 276 at page 550, Deed Records of Klamath County, Oregon.

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except contracts, liens, assessments, rules and regulations for irrigation, drainage and sewage, and reservations, restrictions, easements, and the reservations in deed from Central Eastern Railway Company, et al, to John H. Decker, et ux, dated April 5, 1948, recorded May 3, 1948, in Volume 220 at page 133, Deed Records of Klamath County, Oregon, 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 whomssoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$42,000.00.

IN WITNESS WHEREOF, the grantor has executed this instrument on the) 2nd day of September, 1971.

Thelma H. Hume

STATE OF OREGON)
County of Klamath) ss.

September 2nd, 1971.

Personally appeared the above named THELMA H. HUME and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

John H. Staley
NOTARY PUBLIC FOR OREGON

My Commission Expires: 10-10-72

STATE OF OREGON, COUNTY OF KLAMATH; ss.

for record at request of Transamerica Title Co.

this 26th day of March A. D. 1980 at 10:30 o'clock A. M., and
fully recorded in Vol. M30, of Deeds on Page 5024

Wm D. MILNE, County Clerk

By Bernetha H. Hetch