

Marvin Kliever and Marie Kliever

Patrick N. Smith and Maxine M. Smith, husband and wife

all that real property situated in the County of Klamath, State of Oregon, described as:

See attached Exhibit "A" made a part hereof

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 18,500.00

Dated this 10 day of June, 19 76

Marvin Kliever
Marvin Kliever
Marie Kliever
Marie Kliever

STATE OF OREGON, County of Klamath) ss.

On this 10 day of June, 19 76 personally appeared the above named Marvin Kliever and Marie Kliever and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Debra A. Hagen
Notary Public for Oregon
My commission expires: 2-7-80

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

STATE OF OREGON,)
County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M. and recorded in book _____ on page _____ Records of Deeds of said County. Witness my hand and seal of County affixed.

By _____ Title _____ Deputy

After Recording Return to:

TA donna

Send taxes to
EGGOTT & S&L
212 S 6th St
K-Tails, Ore 97601

80 APR 8 AM 11 35

Exhibit A

The following described real property in Klamath County, Oregon:

The East 295 feet of the following described real property:

A parcel of land situate in the $N\frac{1}{2}SE\frac{1}{4}$ of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Northeast corner of the $N\frac{1}{2}N\frac{1}{2}SE\frac{1}{4}SE\frac{1}{4}$ of said Section 10, said point being in the centerline of the County Road; thence South $89^{\circ} 45' 43''$ West, 1000.15 feet to a $\frac{5}{8}$ inch iron pin in the centerline of a drain ditch; thence along the drain ditch, South $16^{\circ} 34' 00''$ West, 70.04 feet; thence continuing along said ditch, South $07^{\circ} 18' 08''$ East 223.92 feet; thence continuing along said ditch, South $07^{\circ} 13' 15''$ West 44.56 feet to a $\frac{5}{8}$ inch iron pin on the South line $N\frac{1}{2}N\frac{1}{2}SE\frac{1}{4}SE\frac{1}{4}$ of said Section 10; thence leaving said ditch North $89^{\circ} 45' 19''$ East, 996.96 feet to the Southeast corner $N\frac{1}{2}N\frac{1}{2}SE\frac{1}{4}SE\frac{1}{4}$; thence North $00^{\circ} 03' 04''$ East, along the East line of said Section 10, 333.32 feet to the point of beginning.

EXCEPTING THEREFROM the Easterly 30.00 feet lying within the County Road and ALSO EXCEPTING THEREFROM a 30 foot strip along the North boundary for ingress and egress purposes.

SUBJECT TO: Covenants, conditions, plat restrictions, reservations, rights, rights of way and easements now on record. Contract between Bob A. Dortch and Paula M. Dortch and Marvin J. Kliever and Marie J. Kliever dated April 11, 1975 recorded April 11, 1975 in Book M-75, page 3917, which the buyer agrees to assume and pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
 this 8th day of April A. D. 1980 at 11:35 clock A.M., or-
 duly recorded in Vol. M80, of Deeds on Page 6546

Wm D. MILNE, County Clerk

By Bernetha H. Hetch

Fee \$7.00