

K-34763

4139

Vol. 1781 Page 16021

WARRANTY DEED

MILDRED HELM, HAROLD S. SMART, DARLENE MILAN and ROBERT DONALD SMART, Grantors, convey and warrant to HARRY A. CROSBY and HELEN CROSBY, husband and wife, Grantees, the following described real property located in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Beginning at a point which lies 87.7 feet South 6°02' West of the intersection of the Easterly right of way line of the Dalles-California Highway and the section line common to Sections 7 and 18 Township 38 South, Range 9 E.W.M., and following said right of way line South 6°02' West to a point 90.6 feet distant; thence South 89°05' East to a point 710.7 feet distant; thence North 0°51' East to a point 91.2 feet distant; thence North 89°09' West a distance of 701.9 feet to the place of beginning, being in Section 18 Township 38 South, Range 9 E.W.M.

SUBJECT TO:

1. Reservations, restrictions, rights of way and easements of record and those apparent on the land.
2. Right of way for pole line, including the terms and provisions thereof, given by Klamath Development company to the California Oregon Power Company by deed recorded August 29, 1923, Vol. 61, page 400, Deed records of Klamath County, Oregon.
3. The above named vestees acquired title as heirs of Louise M. Helm, deceased, whose estate was probated in Klamath County, Oregon, as Probate No. 70-88P. Said file is not available for examination at this time and this report is subject to any further exceptions which might be disclosed by an examination of said file.

The true and actual consideration paid for this conveyance is \$17,000.00.

WITNESS Grantors' hands this 29 day of December, 1974.

Mildred Helm
MILDRED HELM

Darlene Milan
DARLENE MILAN

Robert Donald Smart
ROBERT DONALD SMART

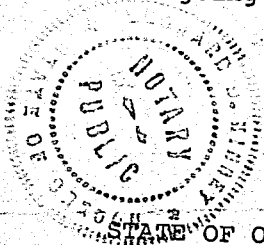
Harold S. Smart
HAROLD S. SMART

201 SEP 9 PM 3 32

STATE OF OREGON)
) ss.
 County of Klamath)

Personally appeared MILDRED HELM, and acknowledged the foregoing instrument to be her voluntary act and deed.

BEFORE ME this 29 day of December, 1974.

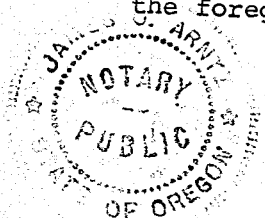


James D. Bunn
 NOTARY PUBLIC FOR OREGON
 My Commission Expires: 12/28/78

STATE OF OREGON)
) ss.
 County of ~~Deschutes~~ XXXXXX)

Personally appeared ROBERT DONALD SMART and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME this 21st day of Dec., 1974.



James D. Bunn
 NOTARY PUBLIC FOR OREGON
 My Commission Expires: Jan 17, 1975

STATE OF NEVADA)
) ss.
 County of Washoe)

Personally appeared DARLENE MILAN and acknowledged the foregoing instrument to be her voluntary act and deed.

BEFORE ME this 26th day of December, 1974.

RITA SMITH
 Notary Public - State of Nevada
 Washoe County
 NOTARY PUBLIC FOR NEVADA 1978
 My Commission Expires: 1978

PROVINCE OF BRITISH COLUMBIA)
 County of Westminster) ss.
 CANADA)

I hereby certify that on the 17 day of DECEMBER, 1974, at Surrey, in Province of British Columbia, personally known to me, appeared before me and acknowledged to me that HAROLD S. SMART, is the person mentioned in the annexed instrument as the maker thereof, and whose name is subscribed thereto as a party that he knows the contents thereof, and that he executed the same voluntarily, and is of the full age of 21 years

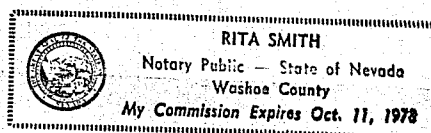
IN TESTIMONY WHEREOF, I have hereto set my hand and seal of office at Surrey, on the 17 day of DECEMBER in the year of our Lord, 1974.

George J. Brown
 A NOTARY PUBLIC IN AND FOR THE PROVINCE
 OF BRITISH COLUMBIA
 My Commission Expires: LIFE APPOINTMENT

Unless a change is requested, all tax statements shall be sent to the following address: _____

IN TESTIMONY WHEREOF, I have hereto set my hand and seal
of office on the 26th day of December, 1974.

Signature of Darlene Milan only notarized:



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.
this 9th day of September A.D. 19 81 at 3:32 o'clock P M., and
duly recorded in Vol. M81, of Deeds on Page 16021.

By EVELYN BIEHN, County Clerk
Marie A. Vance - deputy
Fee \$12.00