

K. 36285

WARRANTY DEED

BARBARA JANE SMITH, Grantor conveys and warrants to WILLIAM R. SMITH, Grantee, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

All the following described real property situated in Klamath County, Oregon:

PARCEL 3:

Beginning at the iron pipe which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian and running thence South along the quarter line a distance of 1333.2 feet to an iron pin which is the Southwest corner of the NW 1/4 SE 1/4 of Section 7, thence South 89°44' East along the forty line a distance of 372.5 feet to a point; thence North 59°53' East a distance of 1104 feet to a point on the forty line; thence North 0°18' East along the forty line a distance of 775 feet to an iron pin which marks the Northeast corner of the NW 1/4 SE 1/4 of said Section 7; thence North 89° 49' West along the quarter line a distance of 1331.1 feet more or less, to the point of beginning, said tract containing 34.54 acres, more or less, in the NW 1/4 SE 1/4 of Section 7, Township 38 South, Range 9, East of the Willamette Meridian.

PARCEL 4:

Beginning at the iron pipe which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian and running thence North along the quarter line a distance of 620.44 feet to an iron pin; thence East a distance of 156 feet to a point; thence North parallel to the quarter line a distance of 388.66 feet to a point on the Southerly right of way line of the County Road; thence following the Southerly right of way line of the County Road in a Southeasterly direction of its intersection with the Easterly forty line of the SW 1/4 NE 1/4 of said Section 7; thence South 0° 18' West along the forty line a distance of 216.9 feet to an iron pin which marks the Southeast corner of the SW 1/4 NE 1/4 of said Section 7; thence North 89°49' West along the quarter line a distance of 1331.1 feet, more or less, to the point of beginning, said tract containing 20.7 acres, more or less, in the SW 1/4 NE 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian.

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SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Transmission line easement, including the terms and provisions thereof, given by H. A. McClurg and Goldie McClurg, husband and wife, to the United States of America, dated February 12, 1952, recorded February 20, 1952, in Deed Volume 253, page 23, records of Klamath County, Oregon.

The true and actual consideration paid for this conveyance is \$40,000.00.

WITNESS Grantor's hand this 30th day of May, 1978.

Barbara Jane Smith
BARBARA JANE SMITH

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared BARBARA JANE SMITH and acknowledged the foregoing instrument to be her voluntary act and deed.

BEFORE ME:

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires 6/4/1981

NOTARY PUBLIC FOR OREGON
My Commission Expires: _____

Unless a change is requested all tax statements shall be sent to:

Mr. William R. Smith
2501 Montelius
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO:

Mr. William R. Smith
2501 Montelius
Klamath Falls, Oregon 97601

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 1st day of July A.D. 19 83
at 8:52 o'clock A M. and duty
recorded in Vol. M83 of Deeds

as 10353

EVELYN BIEHN, County Clerk

By Deputy Deputy

Fee \$8.00