

54584

KNOW ALL MEN BY THESE PRESENTS, That FRANK E. McBAIN, Jr., and

BETTY J. McBAIN, husband and wife,

in consideration of

-----TEN AND NO/100-----

Dollars,

to them paid by RICHARD J. SMITH and BARBARA A. SMITH, husband and wife,

do hereby grant, bargain, sell and convey unto said RICHARD J. SMITH and BARBARA A. SMITH husband and wife, their

heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

SE 1/4 of Section 6, Township 36 South, Range 12 East of the Willamette Meridian, and NW 1/4 of Section 7, Township 36 South Range 12 E.W.M., Klamath County, Oregon.

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; all contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage, and/or reclamation of said lands; and all rights of way for roads, ditches, canals, and conduits if any there may be; rights of the public in and to any portion of said premises lying within the limits of public roads and highways; any existing easements visible on the grounds for roads, pipe lines, or utilities, to which the property might be subject under provisions of land status report recorded in Deed Volume 309 at page 96; any existing easements visible on the ground for roads, pipelines or utilities to which the property might be subject under provisions of Land Status Report recorded in Deed Volume 307 at page 361; right of way, including the terms and provisions thereof for roadway over SE 1/4 of Section 6, Township 36 S. Range 12 E.W.M., granted to United States of America, recorded November 7, 1958 in Miscellaneous Volume 13 at page 78; right of way, including the terms and provisions thereof, for 80 foot roadway over N 1/2 NW 1/4 of Section 7, T. 36 S., R. 12 E.W.M., granted to United States of America, recorded November 7, 1958, in Miscellaneous Volume 13 at page 76; right of way, including the terms and provisions thereof, for transmission and distribution of electricity, along West boundary of NW 1/4 NW 1/4 and SW 1/4 NW 1/4 of Section 7, Township 36 South, Range 12 E.W.M., granted to the California Oregon Power Company, recorded October 7, 1958, in Deed Volume 304 at page 433.

To Have and to Hold, the above described and granted premises unto the said

RICHARD J. SMITH and BARBARA A. SMITH, husband and wife,  
their heirs and assigns forever.

And

FRANK E. McBAIN, Jr., and BETTY J. McBAIN,  
husband and wife,

the grantor s

above named do covenant to and with the above named grantee & their heirs and assigns that we are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, except as stated above.

and that we will and our heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever,

Witness

our hand and seal s this

25<sup>TH</sup> day of

May

, 1966 .

MOUNTAIN TITLE COMPANY, INC. has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON

17077

County of Klamath

BE IT REMEMBERED, That on this

25TH

day of

May

19 66,

before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named FRANK E. MCBAIN, JR., and BETTY J. MCBAIN, husband and wife,

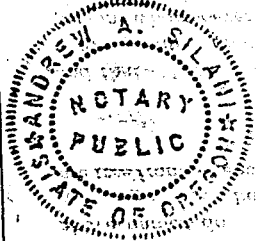
known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Andrew A. Silan

Notary Public for Oregon.

My Commission expires March 13, 1970



RICHARD W. OLD JR and BARBARA W. SMITH

to be the and to hold the said property unto the heirs of the said

WARRANTY DEED

(FORM No. 703)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

17076

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 21st day of October 19 85, at 3:20 o'clock P M., and recorded in book M85 on page 17076, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

County Clerk-Recorder.

By *[Signature]* Deputy.

Fee: \$9.00

WHEN RECORDED RETURN TO

J. ROBERT DOAK  
248 WASHAKIE DR  
ROCK SPRING, WY.

82901

24284