

65448

-WARRANTY DEED-

Vol. 1186 Page 15734

BARBARA J. BAUMGARDNER, Grantor, warrants and conveys to
ROBERT JESSIE SMITH and VICKI LEE SMITH, husband and wife,
Grantees, the following described real property situate in
Klamath County, Oregon, free of all encumbrances except as
specifically set forth herein:

Lot 21 HIGHLAND PARK in the County of Klamath, State of
Oregon, EXCEPTING the following described portion of
said Lot 21: Beginning at the Northwest corner of said
Lot 21, thence North 89° 56' East, along the North line
of said Lot 21, a distance of 62.60 feet, thence South
02° 45' 16" East a distance of 62.84 feet to a point on
the Southerly line of said Lot 21 thence North 60° 34'
West along the Southerly line of said Lot 21, a distance
of 10.46 feet to the Southwest corner of said Lot 21
thence North 46° 08' West, along the Westerly line of
said Lot 21, a distance of 80.00 feet to the point of
beginning.

and covenant that grantor is the owner of the above-described
real property situate in Klamath County, Oregon, free of all
encumbrances, except reservations, restrictions, easements
and rights of way of record and those apparent upon the land;
rules, regulations, liens and assessments of water users and
sanitation districts; well agreement including the terms and
provisions thereof, dated June 24, 1946, recorded June 24, 1946,
in Book 191 at page 191, by and between F. H. McCrory and
Ione F. McCrory to Harvey Womack and Gladys Womack; and will
warrant and defend the same against all persons who may law-
fully claim the same, except as shown above.

The true and actual consideration for this transfer is
Twenty Five Thousand and No/100ths (\$25,000.00) DOLLARS.

Until a change is requested, all tax statements shall
be mailed to: 3214 Western St. Klamath Falls, Ore. 97601

DATED this 24th day of March, 1978.

STATE OF OREGON)
County of Klamath) ss. March 24, 1978.

Personally appeared the above-named BARBARA J. BAUMGARDNER,
and acknowledged the foregoing instrument to be her voluntary
act. Before me:

Muriel K. Swartz
Notary Public for Oregon
My Commission expires: 2-16-81

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

After recording, sent to
Vicki Lee Smith
4497 Chase Dr
Huntington Beach, Ca.
92649

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of
of September

A.D., 19 86

at 11:43 o'clock

A.M., and duly recorded in Vol. M86

2nd

day

on Page 15734

By Evelyn Biehn, County Clerk

FEE \$10.00