

22936

WARRANTY DEED

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6396

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM R. SMITH, Grantor, conveys and warrants to LAWRENCE L. GEORGE and ANGELA F. GEORGE, husband and wife, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

See "Exhibit A" attached hereto and incorporated herein by reference.

AUG -9 P1:19

The true consideration for this conveyance is \$30,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration.

DATED THIS 30 day of June, 1983.

William R. Smith
WILLIAM R. SMITH, Grantor

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above-named WILLIAM R. SMITH, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me this 30 day of June, 1983.

[Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: 8-5-83

Grantor's Name and Address

William R. Smith

Grantees' Name and Address

Lawrence L. George & Angela F. George
Route 5, Box 1098-A
Klamath Falls OR 97601

After recording, return to:

Angela F. George
6080 Uhlman Rd
Klamath Falls OR 97601

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

Same

WARRANTY DEED

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EXHIBIT "A"

A parcel of land lying in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 7 Township 38 South, Range 9 E.W.M., more particularly described as follows:

Beginning at the iron pipe which marks the center of said section 7; 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, more or less, 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 to a point 300 feet Northwesterly along said Southerly line from its intersection with the East line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 7; thence South 0°18' West a distance of 425 feet to the South line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 7; thence North 89°49' West along said South line a distance of 976.1 feet to a point; thence South parallel to the North-South center section line of said Section 7 a distance of 1079.23 feet to a point; thence North 89°43' West a distance of 105 feet, more or less, to the West line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 7; thence North along said West line of distance of 1079.23 feet, more or less to the point of beginning, containing 20 acres, more or less.

SUBJECT TO:

- 1) Contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way 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 dated February 12, 1952, recorded February 20, 1952, Vol. 253, page 23, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Lawrence L. George the 9th day of August A.D., 19 96 at 1:19 o'clock PM., and duly recorded in Vol. M96 of Deeds on Page 24479.

FEE \$35.00

Bernetha G Letsch, County Clerk

By [Signature]