

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LANE A. SMITH, JR. and LOUISA ELLEN SMITH, husband and wife, and ORA E. SMITH, Grantors, convey and warrant to FRED STEPHEN HEAVILIN, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

SEE "EXHIBIT A" ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.

The true consideration for this conveyance is \$42,500.00; which is the whole of the consideration.

DATED THIS 27 day of July, 1983.

Louisa Ellen Smith
LOUISA ELLEN SMITH

Lane A. Smith Jr.
LANE A. SMITH, JR.

Ora E. Smith
ORA E. SMITH

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above-named LANE A. SMITH, JR., LOUISA ELLEN SMITH and ORA E. SMITH, and acknowledged the foregoing instrument to be their voluntary act and deed.

Dated before me this 27 day of July, 1983.

[Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: 8.5.83

Grantors' Name and Address

Lane A. Smith, Jr., Louisa
Ellen Smith & Ora E. Smith
3800 Greensprings Drive
Klamath Falls OR 97601

Grantee's Name and Address

Fred Stephen Heavilin

After recording, return to:

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

5881

"EXHIBIT A"

"Beginning at a point on the North right of way line of the Ashland-Klamath Falls Highway No. 66, which lies Northeasterly along the above mentioned North right of way line a distance of 36 feet from the Southwest corner of that certain tract described on page 441, Vol. 128 Deed records of Klamath County, Oregon, and running thence; Northwesterly a distance of 100 feet to a point which lies on a north south line drawn parallel to and 354 feet East of the West line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$, of Section 23, Township 39 South, Range 8 East of the Willamette Meridian; in Klamath County, Oregon; thence North along this North South line to a point which lies 330 feet North of its intersection with the North right of way line of Highway No. 66; thence Northeasterly parallel with the North right of way line of Highway No. 66; to a point which lies on a North South line drawn parallel to and 486 feet East of the West line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 23; thence South on the last mentioned North South line a distance of 330 feet to a point on the North right of way line of Highway 66; thence Southwesterly along the North right of way line of Highway No. 66, to the point of beginning. Said Tract containing 0.94 acres more or less in NE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 23, Township 39 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon.

SUBJECT TO:

- 1) Right of way for pole line deeded to California Oregon Power Company; and
- 2) Contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 24th day
of Sept. A.D., 19 96 at 3:56 o'clock P. M., and duly recorded in Vol. M96,
of Deeds on Page 30299.

Bernetha G. Letsch, County Clerk
By Kathleen Ross

FEE \$35.00

"EXHIBIT A"