

67-012

KNOW ALL MEN BY THESE PRESENTS, that Barbara T. Hammond as to an undivided one-half interest and Frederick B. Tyler and Loyce H. Tyler, husband and wife as to an undivided one-half interest, who shall be hereinafter called the grantor, IN CONSIDERATION of the sum of \$7,500.00 received from the grantee, does hereby grant, bargain, sell and convey to Betty Jane Ahern, a single woman, her heirs and assigns, in and to the following described real property situated in Klamath County, Oregon, to-wit:

Beginning at a point on the Westerly right of way line of The Dalles-California Highway (U.S. 97 Highway) which is S. 36° 35' 15" W. 1447.68 feet from the Northeast corner of Section 24, Township 23 S., Range 9 E.W.M.; thence N. 59° 12' W. at a right angle to the said highway right of way 241.3 feet to the center line of the Walker Basin Canal; thence along the center line of said canal S. 33° 31' W. 100.1 feet; thence S. 59° 12' E. 246.1 feet to the said highway right of way; thence N. 30° 48' E. 100 feet along the said highway right of way to the point of beginning.

The above described parcel of land lying in the Northeast Quarter of the Northeast Quarter of Section 24, Township 23 S., R. 9 E.W.M., contains 0.55 acres, more or less;

RESERVING to the grantor and the grantor's assigns and heirs, the joint use of the easement of access to lands of the State Highway Commission of the State of Oregon from the above described premises, such easement to be 10 feet wide and to extend from the station designated by the State Highway Commission, running thence Southwesterly along the boundary of the right of way line of The Dalles-California Highway to the adjoining premises of the grantor, such easement to run with the land;

TO HAVE AND TO HOLD the above described and granted premises unto the grantees, their heirs, successors and assigns forever.

The grantor hereby covenants to and with the grantees and their heirs and assigns, that the grantor is lawfully seized in fee simple of the above described premises, free and clear of encumbrances, save and except restrictions of access to the State Highway, encroachments visible on the premises, reservations of title from the United States, and the grantor shall warrant and forever defend the above granted premises and every part thereof against the claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the grantor has hereunto set their hand this 10 day of May, 1967.

Mrs. Barbara T. Hammond

STATE OF  
COUNTY OF

) ss

BE IT REMEMBERED, that on this 10 day of April, 1967, before me, the undersigned Notary Public in and for said County and State, personally appeared the within named Barbara T. Hammond, who is known to me to be the identical individual described in and she executed the within instrument, and acknowledged to me that she executed the same freely and voluntarily.

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

Hester Landrum  
Notary Public for

My commission exp:  
10-7-68

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IN WITNESS WHEREOF, the grantor has hereunto set their hand this  
25 day of April, 1967.

Frederick B. Tyler  
Loyce H. Tyler

STATE OF CALIFORNIA  
 COUNTY OF

} SS

BE IT REMEMBERED, that on this 25 day of April, 1967, before me, the undersigned Notary Public in and for said County and State, personally appeared the within named Frederick B. Tyler and Loyce H. Tyler, husband and wife, who is known to me to be the identical individuals described in and they 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  
 mptaroa; sea; tje day and year last above written.



Virgil Smith  
 Notary Public for California  
 My commission exp: 12-19-67

STATE OF OREGON, COUNTY OF CLATSOP ss.

Filed for record at request of Oregon Title Insurance Co.  
 this 19 day of May, 1967, at 2:30 o'clock P M., and  
 duly recorded in Vol. M-67, of Deeds on Page 3787

Fee 3.00

DOROTHY ROGERS, County Clerk  
 By Louise M. Hunter

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Return - Betty Ahern  
 P.O. Box 6  
 La Pine, Oregon

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