

WARRANTY DEED

67-01 R

KNOW ALL MEN BY THESE PRESENTS, that Betty Jane Ahern, a single woman, 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 an undivided one-half interest to Barbara T. Hammond and to her heirs and assigns, and does grant, bargain, sell and convey an undivided one-half interest to Frederick B. Tyler and Loyce H. Tyler, husband and wife, their heirs and assigns, in and to the following described real property situated in Klamath County, Oregon, to-wit:

Beginning at the Northeast corner of Section 24, Township 23 S., Range 9 E.W.M., Klamath County Oregon; Thence N 89° 58' 40" W. 178.82 feet along the Northerly line of said Section; thence S. 30° 48' W. 1248.93 feet along the Northwesterly Right-of-Way of the Dalles California Highway to the true point of beginning; thence N. 59° 12' W. 246.05 feet to a point on the Southeasterly line of River Pine Estates; thence S. 34° 15' 15" W. 100.18 feet along said line; thence S. 59° 12' E. 252.05 feet to a point on the Northwesterly Right-of-Way of the Dalles California Highway; thence N. 30° 48' E. 100.00 feet along said line to the true point of beginning.

SUBJECT to the Northwesterly 30.00 feet for the Walker Basin Canal.

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 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 her hand this 28th day of March, 1967..

Betty Jane Ahern

STATE OF OREGON }
COUNTY OF DESCHUTES } ss

BE IT REMEMBERED, that on this 28th day of March, 1967, before me, the undersigned Notary Public in and for said County and State, personally appeared the within named Betty Jane Ahern, a single woman, 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 this day and year last above written.

Jack C. Stote
Notary Public for Oregon,

My commission exp: June 7 1970

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Oregon Title Insurance Co.

this 19 day of May 1967 at 2:31 o'clock p.m., and

duly recorded in Vol. M-67, of Deeds on Page 3789

Fee 3.00

DOROTHY ROGERS, County Clerk

By Sam M. Kauten

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