

43778

WARRANTY DEED

PAGE 6937

Know all men by these presents, that Barbara T. Hammond, a single woman does hereby grant, bargain, sell and convey an undivided one-half interest and Frederick B. Tyler and Loyce H. Tyler, husband and wife do hereby grant, bargain, sell and convey an undivided one-half interest and shall be hereinafter called the grantor, to Ray W. Curteman and Jennie L. Curteman, husband and wife, as tenants by the entirety, in consideration of the sum of \$11,000.00 received from the grantee, in and to the following described real property situated in Klamath County, Oregon, to wit:

Beginningl 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 Northwesternly Right-of-way of the Dallas 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 Northwesternly 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 Northwesternly 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 their hand this 20th day of July, 1970.

Frederick B. Tyler
Frederick B. Tyler

Loyce H. Tyler
Loyce H. Tyler

Barbara T. Hammond
Barbara T. Hammond

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