

(a. b. c.) 6317 WARRANTY DEED Vol 175 Page 13045

KNOW ALL MEN BY THESE PRESENTS, That HARRY WILLIAM RAPP and ELSIE RAPP,

husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD W. AUSTIN and ANITA G. AUSTIN, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

S $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ and SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 16, Township 23 South, Range 10 East W.M. Together with an easement 60 feet in width for the purpose of ingress and egress for use in common with others over, upon and across the Westerly 30 feet of the E $\frac{1}{2}$ E $\frac{1}{2}$ and the Easterly 30 feet of the W $\frac{1}{2}$ E $\frac{1}{2}$ and the Northerly 60 feet of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ and the Easterly 30 feet of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ and the Westerly 30 feet of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 16. Subject to an easement over the Easterly 30 feet of the S $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 16.

This property is not connected to a sewer or septic tank and water is by individual well and is the responsibility and expense of the buyer. The roads are by easement and public dedicated roads to the property and up to the property owners to maintain to Beals Road which is a county road.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 17,500.
 (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 7th day of October, 1975; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF CALIFORNIA
County of LOS ANGELES
October 7, 1975

Personally appeared the above named Harry William Rapp and Elsie Rapp

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Linora I. Dutcher
(OFFICIAL SEAL) Notary Public for California

Elsie Rapp
STATE OF OREGON, County of) ss.
1975

Personally appeared and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me, Notary Public for Oregon
(OFFICIAL SEAL) My commission expires:

NOTARY PUBLIC FOR CALIFORNIA
LINORA I. DUTCHER
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires March 2, 1978

GRANTOR'S NAME AND ADDRESS
Harry William Rapp and Elsie Rapp,
husband and wife

GRANTEE'S NAME AND ADDRESS
Ronald W. Aust, in and Anita G. Austin,
Bend Title Co.
P. O. Box 752, Bend, Oregon 97701

Until a change is requested all tax statements shall be sent to the following address.
Ronald W. and Anita G. Austin
General Delivery
La Pine, Oregon 97739

STATE OF OREGON,) ss.
County of KLAMATH

I certify that the within instrument was received for record on the 20th day of OCTOBER, 1975, at 1:59 o'clock P.M., and recorded in book M. 75 on page 13045 or as file/reel number 6317.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer
By: Hazel Hazen Deputy

FEES \$ 3.00

Escrow No. 8563-Ruth Robbins

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FORM NO. 235

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