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25009

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

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RONALD W. AUSTIN and ANITA G. AUSTIN, husband and wife, Grantor,
conveys and warrants to MELVIN F. COUNTRYMAN and MAZZIE E. COUNTRYMAN, Grantee,
the following described real property free of encumbrances except as specifically set forth herein situated in
Klamath County, Oregon, to-wit:
All the following described real property situate in Klamath County,
Oregon:

S $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ and SE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 17, Township 23 South, Range 10,
E.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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from encumbrances except

SUBJECT TO:

1. Reservations and restrictions in deed from Harry William Rapp and
Elsie Rapp, husband and wife, to Ronald W. Austin and Anita G. Austin, hus-
band and wife, dated October 7, 1975, recorded October 20, 1975, in Volume**
The true consideration for this conveyance is \$25,000.00 (Here comply with the requirements of ORS 93.030) over

Dated this 23 day of January, 1977...

RONALD W. AUSTIN

ANITA G. AUSTIN

STATE OF OREGON, County of Josephine, ss. January 28, 1977.
Personally appeared the above named RONALD W. AUSTIN and
ANITA G. AUSTIN, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon—My commission expires: 10-1-1980

(OFFICIAL SEAL)

WARRANTY DEED

R.W. & A.G. AUSTIN
M.F. & M.E. COUNTRYMAN GRANTOR
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

Klamath Falls

NAME, ADDRESS, ZIP

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

MELVIN F. COUNTRYMAN

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON

County of } ss.

I certify that the within instru-
ment was received for record on the
day of , 19
at o'clock M., and recorded
in book on page or as
file/reel number
Record of Deeds of said County.
Witness my hand and seal of
County affixed.

Recording Officer

By Deputy

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M75, page 13045, Microfilm records of Klamath County, Oregon, as follows:
 "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."

2. Trust Deed, including the terms and provisions thereof, executed by Ronald W. Austin and Anita G. Austin, husband and wife, as grantors, to Bend Title Company, as trustee, for Harry William Rapp and Elsie Rapp, as beneficiary dated September 17, 1975, recorded October 20, 1975, in Volume M75, page 13046, Microfilm records of Klamath County, Oregon, to secure the payment of \$14,000.00, which grantees assume and agree to pay.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Sub for record at request of KLAMATH COUNTY TITLE CO
 this 3rd day of FEBRUARY A. D. 1977 at 2:37 P. M. and
 duly recorded in Vol. M 77, of DEEDS on Page 1954

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Drazil