

1-1-74

WARRANTY DEED

Vol. 77 Page 8874

A 27955 29935

KNOW ALL MEN BY THESE PRESENTS, That Robert Jay Ambrose and
Nancy Jean Ambrose, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gary Schmitt and Edwin Ryzner, tenants in common, 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: Beginning at a point on the Southerly line of the Klamath Falls-Ashland Highway at a stake which is South 135 feet and South 61°56' West 561 feet from the quarter section corner common to Sections 28 and 33 Township 39 South, Range 8 East of the Willamette Meridian; thence South 61°56' West 93 feet along said highway line; thence South 220 feet; thence North 61°56' East 93 feet to the Easterly line of property described in Vol. 121, page 119, Deed Records of Klamath County, Oregon; thence North along said line 220 feet to point of beginning, being a portion of Lot 2 of Section 33 Township 39 South, Range 8 E.W.M.

Subject, however, to the following:

1. Property is within the boundaries of the Emmitt District Improvement Co. and is subject to contracts and agreements between the United States of America and the Emmitt District Improvement Co. relative to irrigation and/or drainage and any existing right of way for ditches or canals (for continuation of this deed see reverse side of this document)

(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 except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$ 14,250.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (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 30 day of April, 1977; 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)

Robert Jay Ambrose

Nancy Jean Ambrose

STATE OF OREGON, County of ss.

STATE OF OREGON, ss.

State of California

County of Los Angeles

On this the 21st day of May 1977, before me,the undersigned Notary Public, personally appeared
ROBERT JAY & NANCY JEAN AMBROSE

known to me to be the person(s) whose name(s) THEY subscribed to the within instrument and acknowledged that THEY executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



OFFICIAL SEAL
ROBERT P. HOLLIS
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Nov. 11, 1977

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gary Schmitt & Edwin Ryzner

2953 Rio Vista

Klamath Falls

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

I certify that the within instrument was received for record on the day of 1977,

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

heretofore conveyed or used in connection therewith.
 2. Any unpaid charges or assessments of the Emmitt District Improvement Co.
 3. Easements and releases, including the terms and provisions thereof, given to The California Oregon Power Company relative to raising and/or lowering the waters of Upper Klamath Lake and/or the Klamath River recorded in Vol. 96 page 617, Deed Records of Klamath County, Oregon.
 4. Trust Deed, including the terms and provisions thereof, executed by Robert Jay Ambrose and Nancy Jean Ambrose, as grantors, to William L. Sisemore, as trustee, for George H. Nitschelm, DDS, P.C. Profit Sharing & Retirement Trust, as beneficiary, dated October 15, 1976, recorded October 15, 1976, in Mortgage Volume M-76 page 16424, Microfilm Records of Klamath County, Oregon, to secure the payment of \$10,000.00.
 By assignment recorded November 26, 1976, in Mortgage Volume M-76 page 19052, Microfilm Records of Klamath County, Oregon, the said mortgage was assigned to Flora Gaye or Barbara Gaye Gonzales or Lawrence S. Gaye, which Grantees agree to assume and pay, on which the balance currently due is \$ 9740.81 to George H. Nitschelm, DDS.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO
 10:02

this 23rd day of MAY A. D. 1977 at 10 o'clock AM., and

clerkly recorded in Vol. M77, of DEEDS on Page 8874

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Dray