

62305

WARRANTY DEED (INDIVIDUAL)

Vol. 77 Page 12192

LYNDA L. ARNOLD aka
MERRILL G. ARNOLD and LYNDA ARNOLD, husband and wife

hereinafter called grantor, convey(s) to
JAMES F. CHRISTINA and JUDITH J. CHRISTINA, husband and wife
all that real property situated in the County
of Klamath, State of Oregon, described as:

Lot 11 in Block 23, Tract No. 1005, FOURTH ADDITION TO KLAMATH
RIVER ACRES, Klamath County, Oregon.

TOGETHER WITH an undivided $\frac{1}{2}$ interest in the well and pump
located on Lot 1, Block 15 of First Addition to Klamath River
Acres, Also together with an easement for the purposes of access
to said well.

SUBJECT TO: Restrictions of Fourth Addition to Klamath River Acres.
Set back provisions as delineated on the recorded plat,
20 feet from all street lines.
The 1977-78 real estate taxes due but not yet payable.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____
as set out in this document

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 9,250.00.

Dated this 7th day of July, 19 77.

Merrill G. Arnold
Merrill G. Arnold

Lynda L. Arnold
Lynda L. Arnold

STATE OF OREGON, County of Klamath) ss.

On this 7th day of July, 19 77 personally appeared the above named
Merrill G. Arnold and Lynda Arnold and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Kathy B. Malhame
Notary Public for Oregon

My commission expires: 6-13-80

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

ARNOLD

TO

CHRISTINA

After Recording Return to:
James F. Christina etux
P.O. Box 223
Keno, Oregon 97627
and send taxes to same address

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record
on the 11th day of July, 19 77
at 11:30 o'clock P.M. and recorded in book M 77
on page 12192 Records of Deeds of said County.
Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk Title

By Hazel Unazil Deputy

Fee \$3.00

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

To have and to hold, the same to the said Martin J. Oedekerk and Rena B. Oedekerk their heirs and assigns forever; and the said first part does hereby covenant with the said Martin J. and Rena B. Oedekerk, and their legal representatives, that the said real estate is free from all encumbrances

and that he will and his heirs, executors and administrators shall WARRANT AND DEFEND the same to the said Martin J. and Rena B. Oedekerk their heirs and assigns forever, against the just and lawful claims and demands of all persons whomsoever.

In Witness Whereof, the said part of the first part has hereunto set his hand and seal the day and year first above written.

Kenneth A. Rose

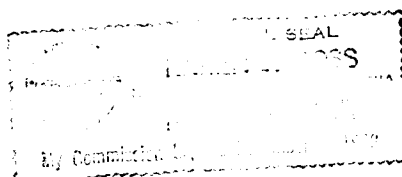
STATE OF California } ss.
County of Los Angeles

On June 22, 1977, before me, the undersigned, a Notary Public in and for said State, personally appeared Kenneth A. Rose known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Ret to: Martin J. Oedekerk
17144 Autumn Cir
Huntington Beach Ca
92647

Title Order No. 92647



(Seal) *Karen J. Ross*
KAREN J. ROSS
NAME (TYPED OR PRINTED)
Notary Public in and for said State.

Escrow or Loan No. _____

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 11th day of JULY A.D., 19 77 at 11:28 o'clock A. M., and duly recorded in Vol M77 of DEEDS on Page 12193.

FEE \$ 6.00

WM. D. MILNE, County Clerk
By *Hazel Magill* Deputy