

13677

WARRANTY DEED (INDIVIDUAL)

Vol. 77 Page 1122

EDWARD L. SCHULTZ and JENNIE A. SCHULTZ, husband and wife

hereinafter called grantor, convey(s) to

CLARENCE KRUIT and MAETA KRUIT, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

Lot 15 in Block 17 of SECOND ADDITION TO RIVER PINE ESTATES, Klamath County, Oregon.

SUBJECT TO: (1) Rights of way including the terms and provisions thereof, together with right to enter on land of grantor, as set forth in an easement from Betty Ahern to Midstate Electric Cooperative, Inc., recorded June 23, 1972 in Book M-72 at page 6813, Microfilm Records. (2) Building and Use Restrictions, including the terms and provisions thereof, recorded June 23, 1972 in Book M-72 at page 6815, Microfilm Records. (3) Taxes for the year 1977-78 are 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 forth above

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 \$ 4,500.00

Dated this 25th day of July, 1977.

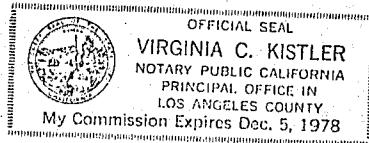
Edward L. Schultz

Jennie A. Schultz

CALIFORNIA

STATE OF OREGON, County of Los Angeles ss.

On this, the 25th day of July, 1977, personally appeared the above named Edward L. Schultz and Jennie A. Schultz and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Virginia C. Kistler

Notary Public for Oregon, California

My commission expires:

- \* 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/whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Schultz

TO

Kruit

After Recording Return to:  
Mr. and Mrs. Clarence Kruit  
745 Walnut Avenue  
Eugene, Oregon 97404

Send Tax Statements to:  
Mr. and Mrs. Clarence Kruit  
at the above noted address

STATE OF OREGON, )

) ss.

County of Klamath )

I certify that the within instrument was received for record on the 8th day of August, 1977, at 10:42 o'clock A.M. and recorded in book M 77 on page 14221 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Hazel Drazel

Deputy

Fee \$3.00