

34399

WARRANTY DEED (INDIVIDUAL)

Vol. 77 Page 15263

GEORGE J. CARSON, Trustee

RONALD G. KRETTINGER and SHARON K. KRETTINGER, hereinafter called grantor, convey(s) to husband and wife

of Klamath, State of Oregon, described as:

The following described real property in Klamath County, Oregon:

The E $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 24, Township 23 South, Range 9 East of the Willamette Meridian and All that portion of the Southwest quarter of the Northeast quarter of Section 24, Township 23 South, Range 9 East of the Willamette Meridian, lying West of the Westerly right of way line of The Dalles-California Highway 97 as the same is now located. EXCEPT that portion thereof included in the description in Deed from Harry E. Ayres and Susie M. Ayres to Margaret E. Clifford and Nancy Ellen Clifford, dated April 21, 1950, recorded November 25, 1950 in Volume 243 of Deeds, page 479, Records of Klamath County, Oregon. EXCEPT ALSO that portion thereof described in Deed from Harry E. Ayres and Susie M. Ayres to Herman Lee Roland and Geneva Helen Roland, dated July 1, 1957, recorded July 9, 1957 in Volume 293 of Deeds, page 2, Records of Klamath County, Oregon.

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and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

those stated on reverse side

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 \$ 17,250.00Dated this 29<sup>th</sup> day of July, 19 77

George J. Carson

State of CaliforniaCounty of OrangeOn this the 29<sup>th</sup> day of July, 19 77, before me,

the undersigned Notary Public, personally appeared

George J. Carson

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

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

David Salerno

GENERAL ACKNOWLEDGMENT FORM

SMS 2760 2760

TO

After Recording Return to:

Mr. & Mrs. Krettinger  
Rt. 1 Box 188  
Estacada, OR 97023

taxes also

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_

Title \_\_\_\_\_

Deputy \_\_\_\_\_



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TOGETHER WITH an easement over and across the adjacent line lying to the East, for travel to U.S. Highway 97 along the established right of way.

SUBJECT TO:

1. Limited access in deed to State of Oregon, by and through its Department of Transportation, Highway Department, which provided that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property,  
Recorded: April 19, 1956 Book: 282 Page: 264

2. 1977-78 real estate taxes are a lien, but not yet payable.

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record at request of TRANSAMERICA TITLE CO  
this 19th day of AUGUST A. D. 1977, at 11 o'clock A.M., and  
duly recorded in Vol. M77, of DEEDS on Page 15263  
FEE \$ 6.90  
W. D. MILNE, County Clerk

By Hazel Drayton