

53505

WARRANTY DEED

MTC 685-7 m

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EDWIN B. BOETTCHER and JOELLEN BOETTCHER, hereinafter called Grantor, convey to GLENN A. LEGGETT and GEORGE A. LEGGETT, hereinafter called Grantee, the following described real property:

53505 BEGINNING at a point on the Easterly right of way line of The Dalles-California Highway, which point bears South along the Section line 1667.8 feet and East 491.6 feet from the Section corner common to Sections 17, 18, 19 and 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence North 16°53'30" East parallel to the Highway, 200 feet to the point of beginning; thence South 73°06'30" East a distance of 150 feet; thence North 16°53'30" East parallel to the Highway, 50 feet; thence North 73°06'30" West 150 feet; thence South 16°53'30" West along the Easterly right of way line of said highway a distance of 50 feet to the point of beginning, being a portion of the West Half of the Northwest Quarter (W1/2 NW1/4) of Section 20, Township 28 Souty, Range 8 East of the Willamette Meridian.

EXCEPTING THEREFROM that portion of said premises conveyed to the State of Oregon, by and through its State Highway Commission, by deed dated June 21, 1954, recorded June 25, 1954 in Book 267, page 484, Deed Records of Klamath County, Oregon.

SUBJECT TO: Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

SUBJECT TO: Reservations as contained in Deed recorded in Volume M71, page 5671, Microfilm Records of Klamath County, Oregon, as follows:

"Subject to Recitals set out in deed from John E. Herman, et ux to State of Oregon, by and through its State Highway Commission recorded June 25, 1954 in Book 267 at page 383 Klamath County, Oregon Deed Records; limited access in deed from State of Oregon, by and through its State Highway Commission to John E. Herman et ux, recorded December 3, 1956 in Book 288 at page 231, Klamath County, Oregon Deed Records, & limited access in deed to State of Oregon by and through its State Highway Commission recorded November 4, 1954 in Book 270, Page 322, Klamath County Deed Records, and to easements and rights of way of record or apparent on the land."

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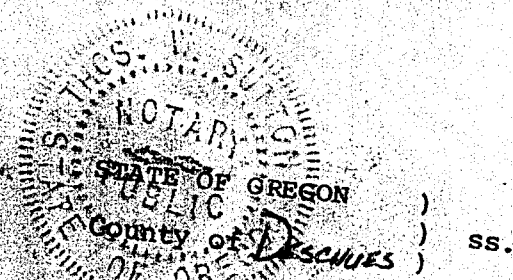
Robinson & Brown
ATTORNEYS AT LAW
128 N.E. FRANKLIN AVENUE
BEND, OREGON 97701

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and covenant that Grantor is the owner of the above described property free of all encumbrances except as above described 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 \$12,500.00.

DATED this 14th day of August, 1978.



Edwin B. Boettcher
EDWIN B. BOETTCHER

Joellen Boettcher
JOELLEN BOETTCHER

Personally appeared EDWIN B. BOETTCHER and JOELLEN BOETTCHER, and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me:

Harold Smith
NOTARY PUBLIC FOR OREGON
My Commission Expires: 11/2/79

Tax statements to:
GLENN A. LEGGETT & GEORGE A. LEGGETT
P.O. BOX 55
CHEMUNT, OREGON 97331

WARRANTY DEED
STATE OF OREGON, COUNTY OF KLAMATH, ss.

Robinson & Brown
ATTORNEYS AT LAW

I hereby certify that the within instrument was received and filed for record on the 16th day of August A.D., 19 78 at 11:52 o'clock A M., and duly recorded in Vol. M78 of Deeds on Page 18067.

FEE \$6.00

WM. D. MILNE, County Clerk
By Bernice A. Hilch Deputy

RETURN TO:
SUTTON FINANCIAL CORPORATION
1002 N. W. BOND STREET
BEND, OREGON 97701