

1-1-74

70484

## WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That BETTY C. PUCKETT, formerly BETTY C. MAE DICK also known as Bethel Mae Unive GENTRY, guardian of the estate of Bethel

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOYCE E. GERTNER

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:

A parcel of land lying in Government Lot 6, Sect on 34, Township 34 S., R. 7 E.W.M. in the County of Klamath, State of Oregon, described as follows: Beginning at a point in the Westerly line of Lalakes Avenue which is North 30degree 30' East 523 feet from the Northwest corner of Chocktoot Street and Lalakes Avenue according to the duly recorded plat of West Chiloquin, Klamath County, Oregon; then ce North 59 degrees 30' West 117.2 feet; thence North 30 degrees 30' East 50 feet; thence thence South 59 degrees 30' East 117.2 feet, more or less, to the Westerly line of Lalakes Avenue; thence along the Westerly line of Lalakes Avenue South 30 degrees 30' West 50 feet to te point of beginning.

SUBJECT TO: 1979-80 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

(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 above set forth

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 \$ 1,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (If 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 12 day of July, 1979; 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)

STATE OF OREGON, )  
County of Klamath ) ss.  
July 12, 1979

Personally appeared the above named Betty C. Puckett

and acknowledged the foregoing instrument to be her voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 9/6/81

STATE OF OREGON, County of ) ss.  
19

Personally appeared and each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 12th day of July, 1979, at 3:12 o'clock P.M., and recorded in book/reel/volume No. 179 on page 16477 or as document/fee/file/instrument/microfilm No. 70484. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME D. Milne TITLE  
By: [Signature] Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Joyce E. Gertner  
Star Route 2 Box 592 F  
Chiloquin, Or.

NAME, ADDRESS, ZIP

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

Joyce E. Gertner  
Star Route 2 Box 592 F  
Chiloquin, Oregon

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE