

72087

K-32043

STATUTORY WARRANTY DEED AND ASSIGNMENT OF TRUST DEED

Vol. M79 Page 18956

GRANTOR: RONALD G. KRETTINGER and SHARON K. KRETTINGER,
husband and wife.

GRANTEE: VERNON G. STUART, SR. and LORRAINE C. STUART,
husband and wife.

TRUE AND ACTUAL CONSIDERATION: \$30,000.00.

DATE: JULY 26, _____, 1979.

Grantor conveys and warrants to Grantee the following described real property, free of all encumbrances except as specifically set forth herein:

Klamath County, Oregon:

The E1/2SE1/4NW1/4 of Section 24, Township 23 South, Range 9 East of the Willamette Meridian, and all that portion of the SW1/4NE1/4 of Section 24 lying west of the Westerly right of way line of The Dalles-California Highway No. 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, Page 479, Deed Records of Klamath County, Oregon. ALSO EXCEPT 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, Page 2, Deed Records of Klamath County, Oregon.

TOGETHER WITH an easement appurtenant thereto, over and across the adjacent line lying to the East, for travel to U. S. Highway No. 97 along the established right of way.

SUBJECT TO:

1. The easements, restrictions, and rights of way of record, and those appearing on the land.
2. Right of way for Walker Basin Canal.
3. Trust Deed, including the terms and provisions thereof, executed by Ronald G. Krettinger and Sharon K. Krettinger, husband and wife, grantors, to Transamerica Title Insurance Company, as trustee, for George J. Carson, as beneficiary, dated August 2, 1977, recorded August 19, 1977, in Volume M77, Page 15265, Microfilm Records of Klamath County, Oregon, to secure the payment of \$13,800.00.

The Grantee agrees to abide by all the terms and conditions of that certain Trust Deed executed by Grantor herein as grantor, to Transamerica Title Insurance Company as trustee, for George J. Carson as beneficiary, dated August 2, 1977, recorded August 19, 1977, in Volume M77, Page 15265, Microfilm Records of Klamath County, Oregon, to secure the payment of \$13,800.00, and to abide by all the terms and conditions of the Promissory Note which it secures and will forever hold the Grantor harmless therefrom. The unpaid principal balance on said Trust Deed is \$12,086.50, with interest paid to July 25, 1979.

Page 1, Statutory Warranty Deed and Assignment of Trust Deed

FRANK G. MACMURRAY, JR.
CRAIG P. EMERSON
ATTORNEYS AT LAW
331 SOUTH SEVENTH STREET - P. O. BOX C
REDMOND, OREGON 97756
(503) 548-6121

973 AUG 9 AM 10 45

IN WITNESS WHEREOF, the parties hereto have executed this document
on the day and year first above written.

18957

X Ronald G. Krettinger
RONALD G. KRETTINGER

X Sharon K. Krettinger
SHARON K. KRETTINGER

VERNON G. STUART, SR.

LORRAINE C. STUART

STATE OF OREGON, County of ^{Clackamas} Deschutes) ss.

Personally appeared the above named RONALD G. KRETTINGER and SHARON K. KRETTINGER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

[Signature]
Notary Public for Oregon
My commission expires: 10-13-81

STATE OF OREGON, County of Deschutes) ss.

Personally appeared the above named VERNON G. STUART, SR. & LORRAINE C. STUART, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:

Address for Mailing Tax Statements:

Star Rt. A, Box 193, Anchorage, AL 99502

IN WITNESS WHEREOF, the parties hereto have executed this document on the day and year first above written.

18958

RONALD G. KRETINGER

SHARON K. KRETINGER

X Vernon G. Stuart
VERNON G. STUART *se*

X Lorraine C. Stuart
LORRAINE C. STUART

STATE OF OREGON, County of Deschutes) ss.

Personally appeared the above named RONALD G. KRETINGER and SHARON K. KRETINGER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:

STATE OF ~~OREGON~~ ^{Alaska}, County of ~~Deschutes~~) ss.

Personally appeared the above named VERNON G. STUART and LORRAINE C. STUART, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: on 8/3/79

✓ Lain Jones
Notary Public for Oregon ~~Alaska~~
My commission expires:

Address for Mailing Tax Statements:

My Commission expires
July 28, 1980

Star Rt. A, Box 193, Anchorage, AL 99502

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.
this 9th day of August A. D. 19 79 at 10:00 clock AM, on
tuly recorded in Vol. 179, of Deeds on Page 13956

Wm D. MILNE, County Clerk

By Bernice A. Hatachi

Fee \$10.50

KCTC