

34623

MTC 40615-KR
WARRANTY DEED Vol. 1797 Page 8109

WALTER MARIUS PETERSEN and JEAN Y. PETERSEN, AS TENANTS BY THE ENTIRETY AS TO AN UNDIVIDED 1/2 INTEREST and JOE L. KELLER, AS TO AN UNDIVIDED 1/2 INTEREST, ALL AS TENANTS IN COMMON, Grantor(s) hereby grant, bargain, sell and convey to: JOHN C. GRETLEIN and CATHERINE L. GRETLEIN, AS TENANTS BY THE ENTIRETY AS TO AN UNDIVIDED 17/24THS INTEREST and WILLIAM FRIDINGER and GRETCHEN M. FRIDINGER, WITH RIGHTS OF SURVIVORSHIP AS TO AN UNDIVIDED 7/24THS INTEREST, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:
and the 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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 155,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2928 FRONT STREET, KLAMATH FALLS, OR 97601

Dated this 17 day of March, 1997.

Walter Marius Petersen
WALTER MARIUS PETERSEN

Jean Y. Petersen
JEAN Y. PETERSEN

Joe L. Keller
JOE L. KELLER

STATE OF _____
COUNTY OF _____ SS. March 19 97

Personally appeared the above named Joe L. Keller

and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Notary Public for _____

My commission expires _____

(seal)

ESCROW NO. MT40615-KR

Return to:

JOHN C. GRETLEIN
2928 FRONT STREET
KLAMATH FALLS, OR 97601

*See attached California
All Purpose Acknowledgment*

37 MAR 19 AM 1:36

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

Tract No. 4, PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission, by instrument recorded August 28, 1964 in Volume 355, page 578, Deed Records of Klamath County, Oregon.

PARCEL 2:

Tract No. 5, PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission by instrument recorded in Volume 353, page 524, Deed Records of Klamath County, Oregon.

STATE OF OREGON,

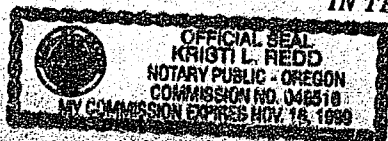
County of Klamath

FORM No. 22--ACKNOWLEDGMENT
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BE IT REMEMBERED, That on this 19th day of March, 1997, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named Walter Marius Petersen and Jean Y. Petersen

known to me to be the identical individuals... described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

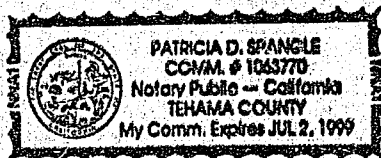


Kristi L. Redd
Notary Public for Oregon
My commission expires 11/18/99

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
 County of Tehama
 On March 17, 1997 before me, Patricia D. Spangle
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared Joe L. Keller
Name(s) of Signer(s)

☒ personally known to me OR ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Patricia D. Spangle
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed
 Document Date: March 17, 1997 Number of Pages: 1
 Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☒ Individual
☐ Corporate Officer

Title(s): _____

- ☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT-THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer

Title(s): _____

- ☐ Partner — ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT-THUMBPRINT
OF SIGNER
Top of thumb here

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 19th day
 of March A.D., 19 97 at 11:36 o'clock A. M., and duly recorded in Vol. M97
 of Deeds on Page 8109

Bernetha G. Letsch, County Clerk

FEE \$40.00

by Reithen Rose