

80261

28-5565

10854

FORM No. 716—WARRANTY DEED (Individual or Corporate). (Grantees as Tenants by Entirety)
1967

Vol. 12 Page 10854

KNOW ALL MEN BY THESE PRESENTS, That

JOHN C. PEDERSEN and SHIRLEY
PEDERSEN, husband and wife

hereinafter called the grantor,
for the consideration hereinafter stated to the grantor paid by CHARLES D. GRAY and EDITH A. GRAY,
hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS
REFERENCE MADE A PART HEREOF.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except regulations including assessments of Klamath Irrigation District; right of way, to U.S. of America, recorded May 18, 1907 in Deed Volume 22 at page 479.

and that grantor will warrant and forever defend the above granted 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 \$5,999.95
However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).^①

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the _____ day of August, 1973; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

August 13, 1973

Personally appeared the above named John C. Pedersen and Shirley Pedersen

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 7-1-74

NOTE—If a sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19 _____

_____ who, being duly sworn,
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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

No.

Western Bank
BX. 1149
K. Felk

(DON'T USE THIS SPACE, RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON

County of Klamath ss.

I certify that the within instrument was received for record on the 14th day of August, 1973, at 9:11 o'clock A.M., and recorded in book M-73 on page 10854, or as file number 80261, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Title _____ Deputy

10854-17

"EXHIBIT A"

The following described real property in Klamath County, Oregon:

A tract of land situated in the NW 1/4 SE 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin located West 30 feet and South 1390 feet from the Northeast corner of the SW 1/4 NE 1/4 of said Section 14, said point lying on the West line of Homedale Road; thence South 120 feet along the West line of Homedale Road to an iron pin; thence West 366.6 feet to an iron pin on the Easterly right of way line of Lateral F-5 (or Lateral A-3-B); thence Northeasterly along said Easterly right of way line to an iron pin located West a distance of 353.0 feet from the above described beginning point; thence East 353.0 feet, more or less, to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Ins. Co.

this 11th day of Aug. A.D. 1973 9:11 o'clock A.M., and

duly recorded in Vol. M73, of Deeds on Page 10854

Fee \$4.00

By W.D. MILNE, County Clerk
W.D. Milne