

01-09426

28-5603

Vol. 73 Page 11731

FORM No. 716--WARRANTY DEED (Individual or Corporate), (Grantees as Tenants by Entirety), (Grantee as Tenant by Entirety)

1967

80,412

KNOW ALL MEN BY THESE PRESENTS, That JOHN LEE MILES and EDNA LOUISE MILES, husband and wife, - - -

for the consideration hereinafter stated to the grantor paid by TIMOTHY K. McKIM and JON SHARON McKIM, husband and wife, - - -

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: Beginning at a point on the Westerly right of way line of the Dalles-California Highway which bears North 89° 48' West along the East-West quarter line a distance of 489.5 feet and thence South 6° 02' West along the West right of way line of the Dalles-California Highway a distance of 780.3 feet from the center of Section 7, T 38 S, R 9 E, Willamette Meridian, and running thence North 89° 48' West parallel to said quarter line a distance of 486.54 feet to a point; thence South 89° 49' East parallel to the above mentioned quarter line a distance of 486.54 feet to a point which is on the Westerly right of way line of the Dalles-California Highway; thence North 6° 02' East along the said Westerly right of way line a distance of 90 feet to the point of beginning, said tract being in the NE 1/4 of SW 1/4 of Sec. 7, T 38S, R9E, W. M.

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 reservations, restrictions, rights of way of record and those apparent on the land.

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 \$17,300.00. However, the actual consideration consists of or includes other property or value given or promised which is ~~the whole~~ consideration (indicate which).<sup>ⓐ</sup>

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 28 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 19, 1973

Personally appeared the above named John Lee Miles and Edna Louise Miles and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_.

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ 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)

NOTE—The sentence between the symbols ⓐ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

## WARRANTY DEED

JOHN LEE MILES and  
EDNA LOUISE MILES

TO

TIMOTHY K. McKIM and  
JON SHARON McKIM

AFTER RECORDING RETURN TO

No.

77518  
540 Main  
City

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

FEE \$ 2.00

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 30th day of AUGUST, 1973, at 3:38 o'clock P.M., and recorded in book M.73 on page 11731.

Record of Deeds of said County.  
Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK Title.

By \_\_\_\_\_ Deputy

716