

SC407 28-6990 WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That Jack C. Snyder

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by William D. McBain and Susan J. McBain, 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:

A tract of land in Township 35 South, Range 7 East of the Willamette Meridian:

of the east 1/2 ^{1/2} Sec.

Section 9: The North 360 feet of Government Lot 8, EXCEPTING THEREFROM the North 30 feet.

Section 10: The North 360 feet of Government Lot 2, EXCEPTING THEREFROM the North 30 feet, ALSO EXCEPTING THEREFROM that portion lying East of the Williamson River.

Subject, however, to the following:

1. Right of way to the Pacific Telephone and Telegraph Company for a telephone line approved December 6, 1930 by Jos. M. Dixon, First Assistant Secretary, subject to the provisions of the Act of March 3, 1901 (31 Stat. L., 1058-1083) Departmental regulations thereunder; and subject also to any prior valid existing right or adverse claim. (for continuation of this deed see reverse side)

(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 as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$18,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is described in the declaration of homestead which is (The interest in the above described premises should be described in the declaration of homestead.)~~

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 7th day of May, 1974; 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)

Jack C. Snyder

STATE OF OREGON

County Klamath

May 7, 1974

Personally appeared the above named Jack C. Snyder and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me

(SEAL)

Margaret E. Haskins

Notary Public for Oregon

My commission expires: 3-19-77

STATE OF OREGON, County of

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Personally appeared

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.

Before me

(SEAL)

Jack C. Snyder

GRANTOR'S NAME AND ADDRESS

William D. McBain and
Susan J. McBain
1312 West 8th Street
Alturas, California 96101

After recording return to:

Mr. & Mrs. William D. McBain
1312 West 8th
Alturas, Calif. 96101

(NAME, ADDRESS, ZIP)

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

1312 West 8th
Alturas, Calif. 96101

(NAME, ADDRESS, ZIP)

STATE OF OREGON

County of

I certify that the within instrument was received for record on the day of 19

at o'clock M. and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed

By

Recording Officer

Deputy

7930

2. Right of way to Oregon State Highway Commission for a highway approved August 26, 1946, by C. Girard Davidson, Assistant Secretary subject to the provisions of the Act of March 3, 1901 (31 Stat. L. 1058-1084) Departmental regulations thereunder; and subject also to any prior valid existing right or adverse claim.

3. All subsurface rights, except water, are hereby reserved, in trust for the heirs of Esther Stokes, deceased, allottee No. 592, as disclosed by deed between United States of America and Leroy Gienger recorded September 26, 1957 in Book 294 at page 481.

4. An easement for ingress and egress over the following described tracts of land.

The South 30 feet of the North 465 feet of the West half of Government Lot 1; the West 30 feet of the East half of Government Lot 1; the North 30 feet of the East half of Government Lot 8; the West 30 feet of Government Lots 1 and 8, except the North 435 feet of Government Lot 1, all being in Section 9, Township 35 South, Range 7 East of the Willamette Meridian.

STATE OF OREGON,
County of Klamath

Filed for record at request of
TRANSAMERICA TITLE INS. CO.

on this 27th day of June A.D. 1974
at 10:26 o'clock A.M. and duly

recorded in Vol. 71 of DEEDS
Page 7929

Wm D. MILNE, County Clerk
By *John A. Dajic* Deputy
For \$16.00

VA Form 26-438
Apr. 1974, Use On
1810, Title 38, U.S.C.
to Federal National
Association.

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SPECIAL