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WARRANTY DEED—TENANTS BY ENTIRETY

M-74

12245

KNOW ALL MEN BY THESE PRESENTS, That John Repchinuck and Anne Repchinuck, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Le Roy A. Jacobus and Joyce M. Jacobus, 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: The W¹/₂ NW¹/₄ SE¹/₄ of Section 28, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Subject, however, to the following:

1. Rights of the public in and to any portion of said premises lying within the boundaries of public roads or highways.
2. Reservations as set forth in deed from Alameda Lotches Isaacs Ashworth, et vir, to Klamath Lumber & Box Company, recorded September 14, 1956, in Deed Volume 286 at page 526, Records of Klamath County, Oregon.
3. All subsurface rights, except water, are hereby reserved by grantors in deed recorded September 14, 1956 in Deed Volume 286 at page 526, Records of Klamath County, Oregon.
4. An easement created by instrument, including the terms and provisions thereof, dated November 10, 1967, recorded November 15, 1967 in Book M-67 at page 8869, Microfilm Records, in favor of Pacific Power & Light Co, for electric transmission and distribution lines.

(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 \$ 10,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ^o, if not applicable, should be deleted. See ORS 93.030.)

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 9th day of September, 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)

California
STATE OF ~~OREGON~~

County San Joaquin

September 12, 1974

Personally appeared the above named John Repchinuck and Anne Repchinuck, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(SEAL)

My commission expires:

Feb 27, 1976

John Repchinuck
John Repchinuck

Anne Repchinuck
Anne Repchinuck

STATE OF OREGON, County of Klamath, ss.

Personally appeared

and

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)

Notary Public for Oregon
My commission expires:

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 16 day of Sept, 1974, at 3:45 o'clock p.m., and recorded in book M-74 on page 12245 or as file/reel number 93023 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
Deputy

\$2.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. LeRoy A. Jacobus
c/o Trailer Park
Edwards, California 93523

(If a change is requested all tax statements shall be sent to the following address)

Above Address

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE