

1-1-74 93181

STEVENSON LAW FIRM

124363

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That S. C. Masten and Patricia A. Masten, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Eric A. Westin and Joan C. Westin

, 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 situated in the W 1/2 of the SE 1/4 of Section 17, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the West line of the SE 1/4 of said Section 17 which is N 00° 07' 58" E 570.00 feet from a brass cap monument marking the S 1/4 corner of said Section 17; thence S 89° 52' 02" E 30.00 feet to 5/8 inch iron pin; thence continuing S 89° 52' 02" E 189.39 feet; thence N 00° 07' 58" E 230.00 feet; thence N 89° 52' 02" W 189.39 feet; thence S 00° 07' 58" W 230.00 feet; thence N 89° 52' 02" W 30.00 feet to the point of beginning, containing 1.00 acres, more or less.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights (For continuation of this deed see reverse side of this deed)

(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 \$1,735.00

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 ¹, 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 12 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)

S. C. Masten

Patricia A. Masten

STATE OF OREGON,

County of Klamath

STATE OF OREGON, County of

ss.

September 12, 1974

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

Personally appeared the above named S. C. Masten and Patricia A. Masten

and acknowledged the foregoing instrument to be their

voluntary act and deed.

Before me:

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)

Barbara S. Phillips

Notary Public for Oregon

My commission expires: Sept 6, 1977

Notary Public for Oregon

My commission expires:

(SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Eric A. Westin
5710 Southgate Dr.
Klamath Falls, Ore 97601

NAME ADDRESS ZIP

Same as Above

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/record number

Record of Deeds of said county.

Witness my hand and seal of County affixed

By

Recording Officer

Deputy

12437

and easements for ditches and canals, of Klamath Irrigation District.
2. The interest of United States of America in irrigation canal, drainage ditches and borrow pits as set forth in deed recorded in Volume 23 at pages 397 and 405.
3. The rights of the public in and to any portion of said premises lying within the limits of public roads and highways.
4. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded May 30, 1973 in Book M-73 at page 6499, Microfilm Records.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~EX-100~~ of _____
this 20th day of Sept. A. D. 1974 at 2:59 o'clock P. M., and
duly recorded in Vol. E-71, of _____ Deed on Page 1430
Wm. D. MILNE, County Clerk

Fee \$1.00

By Maureen Cooper deputy