

1-1-74

93254

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Donald William Bell and Audrey Lavon Bell, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Bernard R. McDonald and Brenda McDonald, 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: That part of Lot 3, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, more particularly described as follows: Beginning at a point 523 feet West and 30 feet South of the quarter corner of Sections 1 and 12, Township 41 South, Range 10 East of the Willamette Meridian; thence South 209 feet; thence West 270 feet; thence North 209 feet; thence East 270 feet to the point of beginning.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

(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 \$ 26,000.00

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 ©, 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 30th day of August, 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, attach corporate seal)

STATE OF OREGON,
County of Klamath

September 19, 1974

Personally appeared the above named Donald William Bell and Audrey Lavon Bell, and they acknowledged the foregoing instrument to be their voluntary act and deed.

Before me,
(SEAL) William O. Bruckner
Notary Public for Oregon
My commission expires: 10-29-75

STATE OF OREGON, County of Klamath

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.

Before me,
Notary Public for Oregon
My commission expires:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 24th day of SEPTEMBER, 1974, at 11:01 o'clock A.M., and recorded in book M-74 on page 12527 or as file/reel number 93254

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

WM D. MILNE

Recording Officer
Deputy

FEE \$2.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
12941/2 Bernard R. McDonald
P.O. Box 94
Merrill, Oregon 97688
NAME, ADDRESS, ZIP

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

Dept. of Veterans' Affairs
1235 Ferry S.E.
Salem, Oregon 97601 (Front M 16188)
NAME, ADDRESS, ZIP

STATE OF OREGON
County of Klamath
Before me,
Brenda
act and deed.
WITNESS by hand

Marlene T. Add
Notary Public for Oregon
My commission expires

FROM
STATE