

A-24906

FORM No. 716—WARRANTY DEED (Individual or Corporate) (Grantees as Tenants by Entirety)

14-74

94316

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That
DISTRICT

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by L. F. NICHOLS and COLEEN M. NICHOLS, 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:

W1/2NW1/4SE1/4 of Section 8, Township 40, South Range 14, E.W.M. excepting therefrom that property lying west of the right of way line of East Langell Valley road as it exists on the date hereof and further excepting therefrom all that property lying North of the canal known as Wilkerson Lateral of the Langell Valley Irrigation District as it exists on the date hereof.

SUBJECT TO: such rights for transmission line purposes as the Oregon Power company may have under the Act of March 7, 1911 as described in instrument in Deed Volume 298, Page 457.

(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 stated hereinabove

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 \$ 15,310.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 24 day of October, 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)

STATE OF OREGON,

County of _____

19 _____

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires _____

STATE OF OREGON, County of Klamath) ss.

October 24, 1974

Personally appeared LOUIS RANDALL and EDWIN A. REZENDES 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 Langell Valley Soil Conservation District, 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: 10/25/74

(OFFICIAL SEAL)

LANGELL VALLEY SOIL CONSERVATION DISTRICT

GRANTOR'S NAME AND ADDRESS

L. F. NICHOLS
COLEEN M. NICHOLS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Beesky & Thukson, PC
127 So. 6th
Klamath Falls, Oregon 97601

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

F. Nichols
Garden Delaney
Bonanza, Oregon

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

SPACE RESERVED FOR RECORDER'S USE

14037

FURTHER SUBJECT TO: Reservations, restrictions,
easements and/or rights-of-way of record, and
those apparent on the land.

at-ic Or outson,
County of Klamath

Filed for record at request of

KLAMATH COUNTY TITLE CO
on this 29th day of OCTOBER A.D. 1974
at 11:04 o'clock AM, and of
County of Klamath DEEDS

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Wm. J. MILNE, County Clerk

By *Hazel D. Dugan* Deputy

Fee \$ 11.00