

499

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That EDWARD F. SEGURA

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by DUNCAN H. BAIRD and OLLIE B. BAIRD, 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:

Lot 10 of Block 4 in WOODLAND PARK, together with an undivided 1/88th interest in two parcels situated in Government Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, being more particularly described in the attached Exhibit "A" description.

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

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 on 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 \$ 2,300.00

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 6th day of May, 1975; 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 Klamath ) ss.  
1976

STATE OF OREGON, County of ) ss.  
1976

Personally appeared the above named EDWARD F. SEGURA

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.

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

Before me: \_\_\_\_\_  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires July 16, 1976

Before me: \_\_\_\_\_  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Edward F. Segura  
P.O. Box 266  
Merrill, Oregon 97633  
GRANTOR'S NAME AND ADDRESS

Duncan H. and Ollie Baird  
P.O. Box 218  
Merrill, Oregon 97633  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Duncan H. and Ollie B. Baird  
P.O. Box 218  
Merrill, Oregon 97633  
NAME, ADDRESS, ZIP

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

Duncan H. and Ollie B. Baird  
P.O. Box 218  
Merrill, Oregon 97633  
NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of \_\_\_\_\_  
I certify that the within instrument was received for record on the day of \_\_\_\_\_, 1975, 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

The following:

Lot 10 in interest in the Section 15, To being more par

PARCEL 1:

Beginning at 7 East of the said Section South 40° 57' River; thence there North Northerly on

PARCEL 2:

Beginning at East of the 400.0 feet a thence South 886.79 feet 35° 56' 30" Williamson R 44° 52' 10" more or less

4988

EXHIBIT A

The following described real property in Klamath County, Oregon:

Lot 10 in Block 4 of WOODLAND PARK, together with an undivided 1/88th interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

PARCEL 1:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence along the North line of said Section North 89° 42' 15" East 400 feet; thence South 62.42 feet; thence South 46° 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37° 53' 20" West 136.90 feet; thence North 16° 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence North 89° 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50° 43' 50" East 453.16 feet; thence South 76° 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35° 56' 30" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 15° 32' 20" East 84.00 feet; thence North 44° 52' 10" East 411.58 feet; thence North 34° 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 9th day of May A. D. 1975 at 10:40 AM and

duly recorded in Vol. M 75, of DEEDS on Page 4987

FEE \$ 4.00

By Wm D. MILNE, County Clerk

RECEIVED  
10:40 am  
1975

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In Witne  
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order of its board

(If executed by a corporation  
affix corporate seal)

STATE OF OREGON  
County of Klamath  
May 8th

Personally appeared  
E. Hall

and ackn  
ment to be his

(OFFICIAL  
SEAL)

Notary Public  
My commission

ROBERT E. HALL

WILLIAM E. BRENN