

6223

KNOW ALL MEN BY THESE PRESENTS, That Homer Koertje and Frances Koertje, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by James D. Charles and Shirley L. Charles, 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 2 in Block 1 Tract No. 1059 KOERTJE KOURT, Klamath County, Oregon.
Subject, however, to the following:
1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. An easement created by instrument, including the terms and provisions: January 5, 1971, Recorded January 13, 1971, Book M-71, Page 283; Dated April 21, 1971, Recorded April 26, 1971, Book M-71, Page 366; Dated July 7, 1971, Recorded July 12, 1971, Book M-71, Page 725; In favor of: Pacific Power & Light Co. for electric transmission lines.
Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Koertje Court, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument including the terms thereof, Recorded February 26, 1973, Book M-73, Page 1988.

(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 \$ 41,000.00

However, the actual consideration consists of or includes other property or value given or promised which is 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 15 day of October, 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.
October 15, 1975

Personally appeared the above named Homer Koertje and Frances Koertje, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(SEAL) [Signature]
Notary Public for Oregon
My commission expires: 2-3-79

Homer Koertje
Homer Koertje
Frances Koertje
Frances Koertje
STATE OF OREGON, County of Klamath } ss.
October 15, 1975

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: _____ (SEAL)
Notary Public for Oregon
My commission expires: _____

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
[Handwritten: Lot 114 Bl 10 Box 1936 Klamath Fall Ore 97604]
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
[Handwritten: As above]
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instrument was received for record on the 16th day of October, 1975, at 3:50 o'clock PM, and recorded in book M75 on page 12906 or as file/reel number 6223, Record of Deeds of said county.
Witness my hand and seal of County affixed.
Wm. D. Milne
Recording Officer
By: [Signature] Deputy
Fee \$3.00

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FORM No. 716

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October 15

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Before me:

(SEAL) [Signature]

Notary Public for Oregon