

38-10167 9591 WARRANTY DEED-TENANTS BY ENTIRETY

Vol. 16 Page 1245

KNOW ALL MEN BY THESE PRESENTS, That CLAUDIA A. BARTELT

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JACK A. BURGRAFF and SHIRLEE W. BURGRAFF, 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: SEE ATTACHED LEGAL DESCRIPTION DESIGNATED EXHIBIT "A" AND MADE A PART HEREOF.

SUBJECT, however, to the following:

1. An easement 60 feet in width created by instrument, including the terms and provisions thereof, dated September 2, 1966, recorded October 21, 1966 in M-66 at page 10198, for electrical transmission in favor of Pacific Power and Light Company, over Government Lots 1 and 2 in Section 15, Township 24 South, Range 7 East of the Willamette Meridian.
2. Restrictions shown on the plat of Woodland Park as follows:
 1. A public utility easement 16 feet in width along the back and sidelines of all lots except the interior lots where said 16 foot easement will be centered on back and sideline.
 2. A 20 foot building set back line along the front of all lots.
 3. All easement and reservations of record and additional restrictions as provided in any recorded protective covenants.

(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 \$2,600.00

(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 7th day of January, 1976; 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.

Claudia A. Bartelt

(If executed by a corporation, affix corporate seal)

STATE OF CALIFORNIA, California)

County of Alameda) ss.
January 7, 1976

Personally appeared the above named
Claudia A. Bartelt

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

OFFICIAL SEAL
BENE D. RODRIGUEZ
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL Notary Public for Alameda County, California
ALAMEDA commission expires 12-1-1979
My commission expires 12-1-1979

Claudia A. Bartelt
15881 Ravine Road
Los Gatos, CA 95030

GRANTOR'S NAME AND ADDRESS
Jack A. & Shirlee W. Burgraff
1019 North 4th Street
Springfield, Oregon 97447

GRANTEE'S NAME AND ADDRESS
After recording return to:
Jack A. & Shirlee W. Burgraff
1019 North 4th Street
Springfield, Oregon 97447
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Jack A. & Shirlee W. Burgraff
1019 North 4th Street
Springfield, Oregon 97447
NAME, ADDRESS, ZIP

STATE OF OREGON, County of) ss.

Personally appeared , 19 ,
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:

(OFFICIAL SEAL)

STATE OF OREGON,) ss.

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

1246

Exhibit "A"

The following described real property in Klamath County, Oregon:

Lot 5 in Block 7 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 Williamson River; thence South 45° 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 TRANSAMERICATITLE INS. CO.

this 26th day of JAN ARY A. D. 19 76 at 4:02 o'clock P.M., and
duly recorded in Vol. M 76, of DEEDS on Page 1245

FEE \$ 6.00

Wm D. MILNE, County Clerk

By *Hazel Drake*