

10988

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 76 Page 3144

KNOW ALL MEN BY THESE PRESENTS, That Percy Dixon and Mabel Dixon, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by William M. Bond and Marie Bond, 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:

The Real Property Shown on the Attached Exhibit.

Real Property Description for deed from Percy Dixon and Mabel Dixon to William M. Bond and Marie Bond, March 4, 1976:

All that portion of the SE $\frac{1}{4}$ of Section 25, Township 39 South, Range 9 E.W.M., more particularly described as follows: Beginning at the Northeast corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 25; thence S 89°57' W 270.3 feet; thence S 72°41' W along a line parallel with and 12 feet distant at right angles Southeasterly from the center line of that certain drain ditch, the easement for which was granted by Sophia S. Henley to the Gordon Marsh Construction Co., by conveyance dated April 29, 1931 and recorded in Deed Volume 106 page 32, records of Klamath County, Oregon, a distance of 196.7 feet; thence S 83°19' W 216.8 feet; thence leaving said drainage ditch N 52°23' W, 517.7 feet; thence S 29°25' W, 39.3 feet, more or less, to a point in the North right of way line of the U.S. No. 1 Drain of the U.S.R.S.; thence following said North right of way line Westerly to a point in the Westerly boundary of said SE $\frac{1}{4}$ OF SAID Section 25 at a point 1157.6 feet, more or less, North of the South quarter corner of said Section 25; thence South 1157.6 feet, more or less to the South quarter corner of said Section 25; thence Easterly along the South line of said Section 25, 1925 feet, more or less, to the Westerly right of way line of the South Branch Canal of the U.S.R.S. as shown in deed recorded in Book 29 at page 509 of Klamath County Deed records; thence Northeasterly along said Westerly right of way line to its intersection with the Easterly line of Section 25; thence North along the Easterly line of said section a distance of 431 feet, more or less, to the point of beginning. EXCEPTING HOWEVER, the following described portion thereof heretofore conveyed to R. L. Fleming and Myrtle Fleming, husband and wife, by deed recorded in Book 146 at page 3892 of Klamath County Deed Records; Beginning at the Northeast corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 25; thence S 89°57' W, 260 feet; thence South 128 feet; thence N 89°57' E to the easterly line of said Section 25; thence North along said section line 128 feet to the point of beginning.

March 4, 1976

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,

Personally appeared the above named Percy Dixon & Mabel Dixon and acknowledged the foregoing instrument to be their voluntary act and deed.

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: 8-7-79

Notary Public for Oregon
My commission expires:

(SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 5th day of March, 1976, at 12:58 o'clock P.M., and recorded in book M 76 on page 3144 or as file/reel number 10988.

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

W. D. MITCHELL

Recording Officer
By: _____ Deputy

FEE \$ 6.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath Title
422 Main
K. Falls

NAME, ADDRESS, ZIP

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

Raymond Macy
4639 Denver
K. Falls

NAME, ADDRESS, ZIP