

01-10248

#1953 NTC

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

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WARRANTY DEED—TENANTS BY ENTIRETY

Lynn C. Estenson

KNOW ALL MEN BY THESE PRESENTS, That

Richard B.

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Noud II and Kim J. Noud, 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:

Beginning at a point on the West section line of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which is North 0° 12' East a distance of 860.8 feet from the Southwest corner of said Section 35, and running thence North 0° 12' East along said above-mentioned West section line of Section 35, a distance of 60.5 feet; thence North 89° 59' East a distance of 344.2 feet; thence South 15° 15' West a distance of 60.5 feet; thence South 89° 58' West a distance of 344.1 feet, more or less, to the point of beginning, said Tract being in the SW 1/4 NW 1/4 SW 1/4, Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

There is reserved, however, a strip 30 feet wide along the West side, and also the irrigation and drainage ditches now upon and across said tract which are reserved for the beneficial use of this tract and adjoining lands which now have the use thereof.

Subject, however, to the following:

1. The rights of the public in and to that portion of the premises herein (for continuation of this document see reverse side of this Deed)

(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 \$ 14,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 day of June, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

June 30, 1976

Personally appeared the above named
Lynn C. Estenson

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

(OFFICIAL SEAL)

Before me: Ruth Owens

Notary Public for Oregon

My commission expires 5-14-80

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____, 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 _____

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: _____ (OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

STATE OF OREGON,

County of _____ ss.

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 attixed.

By _____ Recording Officer

Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

FFS+L

main

NAME, ADDRESS, ZIP

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

FFS+L

main

NAME, ADDRESS, ZIP

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described lying with the limits of existing streets and roads.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 30th day of JUNE A. D. 1976 at 1:34 o'clock PM. and

fully recorded in Vol. M. 76, of DEEDS on Page 9918

Wm. D. MILNE, County Clerk

FEE \$ 6.00

By

Handwritten signature