

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That **Boy N. Collier, Jr. and Ramona F. Collier, husband and wife**

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by **Douglas Keith Whitsett and Kathleen Peggy Whitsett**, 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:

All of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 23, Township 39 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, TOGETHER WITH that part of the Southerly 30 feet of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 22, Township 39 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian lying Easterly of the North Poe Valley Road.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.
2. Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."
3. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

(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 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 \$69,750.00. 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 June day of June, 19 76; 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)

ALASKA
STATE OF ~~XXXXXX~~

County of Juneau
June 28, 19 76

Personally appeared the above named
**Boy N. Collier, Jr. and
Ramona F. Collier, husband
and wife** and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

(OFFICIAL
SEAL)

Notary Public for ~~XXXX~~ Alaska
My commission expires July 16, 1977.

Ramona F. Collier
STATE OF OREGON, County of ss.

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:
Notary Public for Oregon
My commission expires:

STATE OF OREGON, ss.

County of

I certify that the within instru-
ment 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.

Recording Officer
By Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

FFSIC
mail

NAME, ADDRESS, ZIP

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

FFSIC
mail

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

12363

3. An easement created by instrument, including the terms and provisions thereof,

Dated : September 28, 1971 Book: M-71 Page: 10385
 Recorded : September 30, 1971 Book: M-74 Page: 7214
 Corrected : June 11, 1974 Book: M-74 Page: 7214
 In favor of : Hugh W. Whipple and Oma Whipple
 For : Roadway and Utility purposes.

4. As disclosed by assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~at~~ XXXXXX

On the 10th day of August, A. D. 1976, at 3:39 o'clock P.M., and duly recorded in Vol. M 76, of Deeds on Page 12362

Wm D. MILNE, County Clerk
 By *Harold Ingle*

Fee: \$6.00