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18159

WARRANTY DEED—TENANTS BY ENTIRETY



KNOW ALL MEN BY THESE PRESENTS, That LESTER M. MOORE and GEORGIA L. MOORE, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JAMES L. MOORE and CHERYL L. MOORE, 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:

A parcel of land situated in the SE 1/4 of Section 3, Township 41 South, Range 10 East, W.M., Klamath County, Oregon, being more particularly described as follows:

Commencing at an axle marking the southwest corner of said SE 1/4; thence North 00°17'30" East along the centerline of Merrill Pit Road, a county road, 30.00 feet; thence South 89°04'13" East, 30.00 feet to the easterly right-of-way line of said Merrill Pit Road and the POINT OF BEGINNING for this description; thence North 00°17'30" East along said right-of-way line, 2609.75 feet; thence South 89°40'30" East, 258.42 feet; thence South 09°06'53" East, 2652.97 feet to the northerly right-of-way line of Falvey Road, a county road; thence North 89°04'13" West along said northerly right-of-way line, 692.06 feet to the point of beginning contain-

(CONTINUED ON REVERSE)

(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

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 \$ 10.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 August 26, 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)

Lester M. Moore
Georgia L. Moore
Lester M. Moore
Georgia L. Moore

STATE OF OREGON,
County of Klamath
August 26, 1976

STATE OF OREGON, County of
Personally appeared

Personally appeared the above named Lester M. Moore and Georgia L. Moore, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

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.

Notary Public for Oregon
My commission expires 4-29-78

Notary Public for Oregon
My commission expires:

Lester M. and Georgia L. Moore

Merrill, Oregon 97633
GRANTOR'S NAME AND ADDRESS

James L. and Cheryl L. Moore

Merrill, Oregon 97633
GRANTEE'S NAME AND ADDRESS

After recording return to:

Donald M. Ratliff
Attorney at Law
Merrill, Oregon 97633
NAME, ADDRESS, ZIP

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

James L. and Cheryl L. Moore

Merrill, Oregon 97633
NAME, ADDRESS, ZIP

STATE OF OREGON,
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.

Recording Officer
Deputy

Check

13308A

ing 28.49 acres more or less.

RESERVING, however, unto the Grantors, their heirs, personal representatives, administrators, and assigns an easement to the canal which meanders along the eastern boundary for an irrigation ditch used for the irrigation of the adjacent property owned by the Grantors. This easement shall be appurtenant to and for the benefit of said adjacent parcel of property.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

filed for record at request of Mrs. James L. Moore
his 26 day of August 10:31 A. D. 1976 at 10:31 o'clock A.M. and
duly recorded in Vol. M76, of Deeds on Page 13308

Wm D. MILNE, County Clerk

By Sarahby DeVore

Fee \$6.00