

18331

WARRANTY DEED—SURVIVORSHIP

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13526

KNOW ALL MEN BY THESE PRESENTS, That ADAIR PROPERTIES, INC.,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Ben J. Adair, an undivided one-half interest and Edith W. Adair, an undivided one-half interest hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, as tenants in common ~~with the right of survivorship~~, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

(See Legal Description on Back)

(If SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that same are 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 \$ 19,600.00. 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 August, 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.

By: James R. Adair
Edith W. Adair

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

August 19, 1976

STATE OF OREGON, County of Klamath) ss.
August 20, 1976

Personally appeared James R. Adair and Edith W. Adair, 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

Adair Properties, Inc., 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:

James E. McCobb
Notary Public for Oregon
My commission expires: 11/1/80

OFFICIAL SEAL

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon
My commission expires _____

James R. Adair

2200 South Sixth Street
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Ben J. and Edith W. Adair

7812 Reeder Road
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

James E. McCobb
3949 South Sixth Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Ben J. and Edith W. Adair
7812 Reed Road
Klamath Falls, Oregon 97601
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/roll number _____.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____

Deputy

SPACE RESERVED FOR RECORDER'S USE

County of Klamath and State of Oregon:

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A piece or parcel of land situated in the Northeast quarter (NE $\frac{1}{4}$) of Section 30 Township 39 S. Range 10 E.W.M., more particularly described as follows: Beginning at the section corner common to Sections 19, 20, 29 and 30 Township 39 S. Range 10 E. W. M., and running thence Westerly along the Northerly boundary of the said Section 1573.5 feet, more or less to a point 1074.2 feet Easterly along the said boundary from the quarter section corner on the Northerly boundary of the said Section 30; thence Southerly 2657.5 feet, more or less, to a point in the Southerly boundary of the said Northeast quarter (NE $\frac{1}{4}$) of the said Section 30 which is 1074.2 feet Easterly along the said boundary line from the Southwesterly corner of the said Northeast quarter (NE $\frac{1}{4}$); thence Easterly along the said boundary line 1565.2 feet, more or less, to the quarter section corner on the Easterly boundary of said Section 30; thence Northerly along the Easterly boundary of said Section 30, 2656.7 feet, more or less, to the said point of beginning.

EXCEPTING from the above described property a strip of land 30 feet wide along the North side thereof.

ALSO, EXCEPTING from the above described property the following described parcel: Beginning at the quarter corner between Sections 29 and 30 said township and range; running thence North 206 feet; thence West 846 feet, more or less, to the drain ditch; thence South along the drain ditch 206 feet, to the South line of the Northeast quarter (NE $\frac{1}{4}$) of said Section 30; thence East 846 feet, more or less, along said South line of the Northeast quarter (NE $\frac{1}{4}$) to the place of beginning, containing 4 acres, more or less.

ALSO, EXCEPTING from the above described parcel the following described parcel: Beginning at a point 30 feet South and 30 feet West of the section corner common to Sections 19, 20, 29 and 30, Township 39 South, Range 10 East of the Willamette Meridian; thence South parallel to the section line common to Sections 29 and 30, 208.71 feet to a point; thence Westerly at right angles 208.71 feet; thence Northerly at right angles 208.71 feet; thence Easterly at right angles 208.71 feet to the point of beginning.

ALSO, EXCEPTING from the above described parcel the following described parcel:

A tract of land located in the NE $\frac{1}{4}$ of Section 30, T. 39 S., R. 10, SWM, Klamath County, Oregon, and more particularly described as follows: Beginning at an iron pin located West a distance of 30.0 feet and South a distance of 1268.0 feet from the Section corner common to Sections 19, 20, 29 and 30, T. 39 S., R. 10 EWM, said point lying on the West boundary of the county road right-of-way; thence West a distance of 256.24 feet to an iron pin; thence South a distance of 170.0 feet to an iron pin; thence East a distance of 256.24 feet to an iron pin; thence North along the West boundary of the county road right-of-way a distance of 170.0 feet, more or less, to the point of beginning. The above-described tract of land contains 1.0 acres, more or less.

SUBJECT to that certain easement recorded at Book M-75 page 13715, dated October 14, 1975 and recorded, October 14, 1975

ALSO, SUBJECT to the easements of any ditches carrying water to lands below this tract, and to one-half of the right of way for the county road along the Easterly boundary of said tract, and all contracts and agreements with the United States of America and the Klamath Irrigation District relative to irrigation and/or drainage and any existing rights of way for ditches or canals heretofore conveyed or used in connection therewith.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 30th day of AUGUST, 1976 at 3:03 o'clock P.M., and duly recorded in Vol. M-76, of DEEDS on Page 13526

FEE \$ 6.00

WM. D. MILNE, County Clerk

By Aazel Drazic Deputy