

27010

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 11 Page 4755

38-12196 KNOW ALL MEN BY THESE PRESENTS, That BRADFORD W. KALITA

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by STANLEY J. CROUCH AND TYVOLA M. CROUCH, 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:

Lots 7, 8, 9 in Block 4 of WOODLAND PARK, together with an undivided 3/88ths interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described in the attached Exhibit "A" description.

SUBJECT, however, to the following:

1. Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Williamson River and the ownership of the State of Oregon in that portion lying below the high water mark thereof. (Affects the 3/88ths interest in Parcels 1 and 2)
2. An easement 60 feet in width created by instrument, including the terms and provisions (for continuation of this description, see reverse side)

(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 \$ 5,400.00. 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 19th day of March, 1977; 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.

Bradford W. Kalita
Bradford W. Kalita

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
March 19, 1977

Personally appeared the above named
Bradford W. Kalita

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

Before me:
Gaud B. Kalita
Notary Public for Oregon
My commission expires 12-22-78

Bradford W. Kalita
P.O. Box 181
Chiloquin, OR 97624
GRANTOR'S NAME AND ADDRESS

Stanley J. & Tyvola M. Crouch
2247 Juliesse Avenue
Sacramento, CA 95821
GRANTEE'S NAME AND ADDRESS

After recording return to:
Stanley J. & Tyvola M. Crouch

Same as above
NAME, ADDRESS, ZIP

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

Stanley J. & Tyvola M. Crouch

Same as above
NAME, ADDRESS, ZIP

STATE OF OREGON, County of } ss.
19

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,
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 affixed

By _____ Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

(OFFICIAL
SEAL)

Stanley
2247

(description continued)

4756

- sions thereof, dated September 2, 1966, recorded October 21, 1966 in Book M-66 at Page 10198 in favor of Pacific Power and Light Company for electrical transmission. (Affects Government Lots 1 and 2 in Sec. 15, Twp 34 S., R 7 EWM.)
3. Restrictions, set back provisions and utility easements, as delineated on the recorded plat of Woodland Park, but omitting restrictions, if any, based on race, color, religion or national origin.

Sta
ment fo
(OFFICIAL
SEAL)
Stanley
2212

4757

EXHIBIT A

The following described real property in Klamath County, Oregon:

Lots 7, 8, 9 in Block 4 of WOODLAND PARK, together with an undivided $\frac{3}{88}$ th interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

PARCEL 1:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence along the North line of said Section North $89^{\circ} 42' 15''$ East 400 feet; thence South 62.42 feet; thence South $46^{\circ} 57' 20''$ West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North $37^{\circ} 53' 20''$ West 136.90 feet; thence North $16^{\circ} 33'$ West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence North $89^{\circ} 42' 15''$ East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South $50^{\circ} 43' 50''$ East 453.16 feet; thence South $76^{\circ} 17' 30''$ East 886.79 feet to the true point of beginning of this description; thence South $35^{\circ} 56' 30''$ West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South $45^{\circ} 32' 20''$ East 84.00 feet; thence North $44^{\circ} 52' 10''$ East 411.58 feet; thence North $34^{\circ} 25' 40''$ West 156.01 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO
this 22 day of MARCH 77 / 10:58
A. D. 1977 at 10:58 o'clock AM. and
duly recorded in Vol. 177, of DEEDS on Page 4755

FEE \$ 9.00

Wm D. MILNE, County Clerk

By *[Signature]*

(OFFICIAL
SEAL)

Stanley
2212