

MTC 3212 - 03-10649

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

STEVENSON PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

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WARRANTY DEED—TENANTS BY ENTIRETY Vol. 11 Page 7017

KNOW ALL MEN BY THESE PRESENTS, That Leo J. Morrissey and Mary F. Morrissey, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Philip Floyd Schweitzer and Deborah I. Schweitzer, 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:

The following described real property as situated in the N 1/2 of Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, also being described as Lot 6 of Parcel 1 of Survey 1447 and more particularly described as follows:

Beginning at the Northeast corner of said Section 20; thence South 00° 41' 55" East along the East line of said Section 20 a distance of 1840.14 feet; thence West 1413.96 feet; thence North 60° 21' 40" West 45.68 feet to the true point of beginning; thence continuing North 60° 21' 40" West 250.00 feet; thence South 30° 16' 26" West 781.89 feet to the county road right of way; thence along said road on a curve to the left thru an angle of 10° 04' 23" with a radius of 739.33 feet for a distance of 124.71 feet; thence South 73° 01' 47" East 299.78 feet; thence North 16° 58' 13" East along said road 717.01 feet to the true point of beginning.

Subject, however, to the following:
(For continuation of this document 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 \$8,500.00

However, the actual consideration consists of or includes other property or value given or promised which is ~~not~~ consideration (indicate which). (The sentence between the symbols ~~is~~ 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 21st day of November, 1975; 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)

OFFICIAL SEAL
DARRELL R. NOE
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY

My Commission Expires Sept. 3, 1977

STATE OF OREGON

County of Klamath
November 23, 1975

ss.

Personally appeared Leo J. Morrissey and Mary F. Morrissey, husband and wife

Personally appeared the above named Leo J. Morrissey and Mary F. Morrissey, husband and wife

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires

Before me:

Notary Public for Oregon
My commission expires

(OFFICIAL SEAL)

STATE OF OREGON,

ss.

County of

I certify that the within instrument was received for record on the day of 1975,

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.

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

SPACE RESERVED
FOR
RECORDER'S USE

That for the purpose of the insurance premium made or the beneficiary's interest in the insurance policy, the date of the insurance policy shall be the date of the insurance policy. The interest in the insurance policy shall be the interest in the insurance policy. The interest in the insurance policy shall be the interest in the insurance policy.

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1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, including existing E Canal of Klamath Irrigation District.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.
- 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, including 60 foot road easement over the Southerly portion of subject property as disclosed by Survey #1447.
4. Contract of Sale dated January 6, 1972 between Jack R. Chapman and Joannah M. Chapman, husband and wife, Vendors, and Leo J. Morrissey and Mary F. Morrissey, husband and wife, Vendees, which Contract Grantees do not assume and agree to pay and Grantors covenant that they will hold Grantees harmless therefrom.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Subscribed for record at request of MOUNTAIN TITLE CO

this 25th day of APRIL A.D. 1977 at 12:14 o'clock P.M. and

duly recorded in Vol. M 77 of DEEDS on Page 7017

FEE \$ 6.00

Wm D. MILNE, County Clerk

By *Hazel Drayl*