

38-12557 01-10670

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

Vol. 77 Page 8224

1-1-74

WARRANTY DEED—TENANTS BY ENTIRETY

29445

Robert L. Salley and Kay A.

KNOW ALL MEN BY THESE PRESENTS, That  
Salley, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Robert A. Lucas and Janet M. Lucas, 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:

Beginning at a point on the South line of Bristol Avenue, which lies North 89° 38' East 891.15 feet and South 0° 21' East 30 feet from the Northwest corner of the S 1/2 S 1/2 NW 1/4 SW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 89° 38' East along said right of way line 105.00 feet; thence South 0° 22' East 107 feet; thence South 68° 00' West 112.96 feet; thence North 00° 22' West 148.64 feet more or less to the point of beginning, in the S 1/2 S 1/2 NW 1/4 SW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District (for continuation of this legal description 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 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 \$ 31,500.00. 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 11 day of May, 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.

(If executed by a corporation, affix corporate seal)

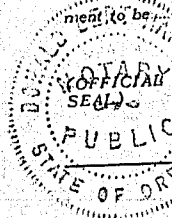
STATE OF OREGON,

County of Klamath

May 11, 1977

Personally appeared the above named  
Robert L. Salley and Kay A.  
Salley, husband and wife

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.



Before me:  
Notary Public for Oregon  
My commission expires MARCH 20, 1981

Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

FFS & H  
Main

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of

I certify that the within instru-  
ment was received for record on the  
day of

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



8225

3. Right of way for pole line conveyed by Laurence Ezell to The California Oregon Power Company by Instrument, dated October 20, 1926 recorded October 30, 1926 in Book 72 at page 491, across N 1/2 NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, from Summers Lane to Slaughter House. (Note: description is erroneous but right of way actually across S 1/2SW1/4 of Section 11)  
 4. Reservations in deed from H. F. Ezell, a single man, to Reinhold Klatt, et ux, recorded on page 216 of Deed Volume 86, as follows:  
 "reserving the right of drainage across this tract to the land to the North and also reserving and excepting a strip of land 60 feet wide on the Easterly line of the Government lateral as a road."

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
 Filed for record at request of TRANSAMERICA TITLE INS. CO  
 this 11th day of MAY A. D. 19 77 at 3:56 o'clock PM., and  
 duly recorded in Vol. M77, of DEEDS on Page 8224  
 FEE \$ 6.00

Wm D. MILNE, County Clerk  
 By *Hazel Hazle*