

33831

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Charlotte L. Stewart

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Jack L. Hoggarth and Mary W. Hoggarth, 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 N 1/2 of the SW 1/4 of the NW 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the Northwest corner of Section 11, Township 39 South, Range 9 East of the Willamette Meridian; thence South 0° 13 1/2' East along the West line of said Section 1662.5 feet to the intersection with the center line of a 60 foot road; thence North 89° 44 1/2' East along the center line of said road 399.4 feet, to the true point of beginning; thence North 0° 07' West 332 feet more or less to an iron pin in the northerly boundary of the N 1/2 of the SW 1/4 of the NW 1/4 of said Section; thence South 89° 47' West along the said boundary line 219.4 feet, more or less, to the center line of the U.S.R.S. Drain Ditch 1-C-29-A as constructed about 1933; thence South 0° 07' East along said center line 332 feet more or less to the center line of before mentioned 60 foot road; thence North 89° 44 1/2' East along said center line 219.4 feet, (for continuation of this document 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;

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 \$ 33,000.00

However, the actual consideration consists of or includes other property or value given or promised which is 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 5 day of July Aug, 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.

Charlotte L. Stewart
Charlotte L. Stewart

(If executed by a corporation, affix corporate seal)

CALIFORNIA
STATE OF OREGON
County of Klamath
July Aug 2, 1977

Personally appeared the above named
Charlotte L. Stewart

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

Before me:
(OFFICIAL SEAL) *Barbara Ekellund*
Notary Public for Oregon California
My commission expires 3-1-81

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: (OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: _____

BARBARA EKELLUND
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE ADDRESS
SACRAMENTO COUNTY
My Commission Expires Mar. 1, 1981

GRANTEE'S NAME AND ADDRESS
After recording return to:
Klamath First Federal
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Same as above
NAME, ADDRESS, ZIP

STATE OF OREGON, _____) ss.
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.
By _____ Recording Officer
_____ Deputy

SPACE RESERVED FOR RECORDER'S USE

UNDAE

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more or less to the true point of beginning.

SAVING AND EXCEPTING a strip of land 30 feet in width along the South line of said premises to be used for road purposes.

Subject, however, to the following:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

4. Easement, including the terms and provisions thereof, for irrigation ditch as set forth in deed recorded January 3, 1931 in Volume 92 at page 273, Deed Records of Klamath County, Oregon, to-wit:

"There is also granted herewith a joint use of irrigation ditch conveying water to above described premises from the main canal of the U.S.R.S."

5. Easement, including the terms and provisions thereof, for U.S.A. Drain Ditch 1-C-9-A as disclosed by the description contained herein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of MOUNTAIN TITLE CO

this 9th day of AUGUST A. D. 1977 at 3:18 o'clock P. M. and

duly recorded in Vol. M77 of DEEDS on Page 14426

FEE \$ 6.00

Wm D. MILNE, County Clk

By Pat McCullough

