

1-1-74

33902

WARRANTY DEED—TENANTS BY ENTIRETY

MTC 4013



KNOW ALL MEN BY THESE PRESENTS, That IVAL L. SEXTON, formerly Ival L. Davison

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by CARROL JOE SCRONCE and BETTY L. SCRONCE 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:

All of that portion of Tract 55 of MERRILL TRACT, described as beginning at the northwest corner of Tract 55; thence easterly along the northerly boundary of said Tract 55 a distance of 391 feet; thence South to the most northerly bank of Lost River; thence westerly along said northerly bank of Lost River to its intersection with the westerly line of said Tract 55; thence northerly along said westerly line of said Tract 55 to the point of beginning; together with the portion of the S 1/2 of vacated Water Street adjoining said property on the north.

SUBJECT TO: (1) easements and rights of way of record or apparent on the land; (2) 1975-76 and subsequent taxes; (3) the right of the public and of governmental bodies in and to any portion of the above property lying below high water mark of Lost River and in and to said water; (4) liens and assessments of Klamath Project and Klamath Irrigation District, and

(CONTINUED ON REVERSE)

(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 lawfully seized in fee simple of the above granted premises, 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 \$ 15,000.00

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 15 day of July, 19 75, 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.

IVAL L. SEXTON, formerly Ival L. Davison

By Lois L. Robinson
Her Attorney in Fact

(If executed by a corporation, affix corporate seal)

STATE OF OREGON)
County of Klamath) ss.

July 15, 1975

Personally appeared Lois L. Robinson who, being duly sworn, did say that she is the attorney in fact for Ival L. Sexton, formerly Ival L. Davison, and that she executed the foregoing instrument by authority of and in behalf of said principal, and she acknowledged said instrument to be the act and deed of said principal.

Before Me:

William G. Brinkman
Notary Public for Oregon
My commission expires: 10-29-75

Ival L. Sexton c/o Lois L. Robinson, 2604 Ward Street, Klamath Falls, Ore. 97601	
GRANTOR'S NAME AND ADDRESS	
Carrol Joe Scronce & Betty L. Scronce P. O. Box 107 Merrill, Oregon 97633	
GRANTEE'S NAME AND ADDRESS	
After recording return to: Walter O. Brinkner P. O. Box 446 Merrill, Oregon 97633	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address: Carrol Joe Scronce P. O. Box 107 Merrill, Oregon 97633	
NAME, ADDRESS, ZIP	

STATE OF OREGON, ss.	
County of _____	
I certify that the within instru- ment 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.	
By _____ Recording Officer Deputy	

SPACE RESERVED
FOR
RECORDER'S USE

regulations, easements, contracts, water and irrigation rights in connection therewith; (5) riparian rights as set out in instrument recorded in Book 18 at page 331, Deed Records of Klamath County; and (6) other usual exceptions of Title Insurance Company of Oregon.

[illegible]

FEE \$ 6.00