

31971

Vol. 77 Page 4640

KNOW ALL MEN BY THESE PRESENTS, That Howard W. Rea and Audrey B. Rea, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Richard L. Reiling and Yvonne M. Reiling, 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 the Southeast corner of Section 36, Township 39 South, Range 9 East of the Willamette Meridian; thence North 0° 14' East 33.5 feet; thence North 89° 52' West 1286.5 feet to the true point of beginning of this description; thence North 89° 52' West 102 feet; thence North 0° 14' East 100.0 feet; thence North 89° 52' West 100.0 feet; thence South 0° 14' West 100.0 feet; thence North 89° 52' West 17.0 feet; thence North 0° 14' East 574.2 feet; thence South 89° 57' East 219.0 feet; thence South 0° 14' West 574.5 feet to the place of beginning.

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. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,

Recorded : February 8, 1934 Book: 102 Page: 326
(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;

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 \$ 55,000.00

~~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 ^①, 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 11th day of August, 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 } ss.
August 11th, 1977

Personally appeared the above named
Howard W. Rea and Audrey B. Rea,
husband and wife

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 5-14-80

STATE OF OREGON, County of _____, ss.

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Fed.
540 main

NAME, ADDRESS, ZIP

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

Richard Reiling
6995 Old Midland Rd.

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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.

Recording Officer
Deputy

By _____

14641

3. An easement created by instrument, including the terms and provisions thereof,
Dated: November 26, 1957
Recorded: January 9, 1958 Book: 296 Page 562
In favor of: California Oregon Power Company, a California Corporation
For: Electric transmission line over property in question.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 11th day of AUGUST A. D. 1977 at 3:53 o'clock P. M., and

duly recorded in Vol. M77, of DEEDS on Page 14640

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel D. Milne