

T/A 510

1-1-74

35045

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 17 Page 16194

KNOW ALL MEN BY THESE PRESENTS, That GEORGE GENE HAYLEY and HAROLD OREFO MOI, Jr.

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by HAROLD OREFO MOI, Jr.

his heirs and assigns, 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:

PARCEL 1: Being a portion of Section 20, Township 36 South, Range 11 East, of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: BEING the northerly 633.60 feet of that certain parcel of land as described in the deed to George Gene Hayley and Harold Orfeo Moi, Jr. recorded as instrument No. 53041 on June 11, 1971 in Volume M-71, page 5895 of Official Records, records of said County. SUBJECT TO: Rights of the public in and to any portion of said premises lying within the limits of roads and highways; acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Modoc Point Irrigation District and regulations, contracts, easements and water and irrigation rights in connection therewith; Permanent easement for a 50 foot road along East side of SW1/4 of Sec. 17, TWP. 36 S., R. 11, E.W.M., as disclosed by Instrument recorded in Deed Volume 306 at page 151; all other existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc. actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States, as set forth in the following instruments: Deed Vol. 306 at page 151 over SW1/4 of Sec.

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.

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.

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 29th day of August, 1977; if a corporate grantor, it has caused its name to be signed and sealed attested by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

George Gene Hayley
George Gene Hayley

Harold Orfeo Moi, Jr.
Harold Orfeo Moi, Jr.

STATE OF ~~California~~ California

County of San Luis Obispo

August 29, 1977

STATE OF OREGON, County of _____, ss.

Personally appeared _____, 19____

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:

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Personally appeared the above named George Gene Hayley and Harold Orfeo Moi, Jr.

and acknowledged the foregoing instrument as their voluntary act and deed.

Official Seal

JEANNE SAMP

Notary Public - California

San Luis Obispo

My Commission expires August 3, 1981

My commission expires August 3, 1981

George Gene Hayley and Harold Moi, Jr.
688 Camino Verde
Thousand Oaks, Ca.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Harold Orfeo Moi, Jr.
688 Camino Verde
Thousand Oaks, Ca.

NAME, ADDRESS, ZIP

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

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.

Recording Officer

Py _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

16195

17, Twp. 36 S R. 11, E.W.M., Deed Vol. 300 at page 351 over SE 1/4 of Sec. 18, Twp., 36 S., R. 11, E.W.M.; Reservation of all subsurface rights except water and gravel in the SE 1/4 of Sec. 18, Twp. 36 S, R. 11, E.W.M. as disclosed by instrument recorded in Deed Vol. 300 at page 351.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA-TITLE INS. CO
this 31st day of AUGUST, A. D. 1977, at 4:48 o'clock P.M., and
duly recorded in Vol. M77, of DEEDS on Page 16194

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Thomas