

T/A 510

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

STEVENS-NESS L.P. PUBLISHING CO., PORTLAND, ORE. 97204

35046

WARRANTY DEED—TENANTS BY ENTIRETY Vol. 17 Page 18337

KNOW ALL MEN BY THESE PRESENTS, That GEORGE GENE HAYLEY and HAROLD OREFO MOI, Jr. their heirs and assigns, 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 2: 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 southerly 633.60 feet of the northerly 1267.20 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 SW 1/4 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,

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.

The true and actual consideration paid for this transfer stated in terms of dollars is \$. 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 seal affixed 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 OREGON, California }
County of San Luis Obispo } ss.
August 29, 1977

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)

Official Seal
JEANNE SAMP
Notary Public for Oregon
San Luis Obispo County
My Commission expires August 3, 1981

Notary Public for Oregon
My commission expires:

George Gene Hayley and Harold Moi, Jr.
688 Camino Verde, Thousand Oaks, Ca. 91360

GRANTOR'S NAME AND ADDRESS

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

GRANTEE'S NAME AND ADDRESS

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,

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

16197

at page 151 over SW 1/4 of Sec. 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.

led for record at request of TRANSAMERICA-TITLE-INS.-CO.

this 31st day of AUGUST 1977 4:48 o'clock PM and

duly recorded in Vol. M77 of DEEDS on Page 16196

FEE \$ 6.00

Wm D. MILLS, County Clerk

By Hazel Craig