

37250

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That Stanley R. Hoff and Catherine F. Hoff, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by David L. Vaughn and Robin L. Vaughn, 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 lying in the NW $\frac{1}{4}$ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, and being a portion of that property described in that deed to the State of Oregon, by and through its State Highway Commission, recorded in Book M-67 at page 6169 of Klamath County Record of Deeds; the said parcel being that portion of said property lying Westerly of a line which is parallel to and 50 feet Westerly of the center line of Riverside Street as said street has been relocated, which center line is described as follows: Beginning at Engineer's center line Station "R" 12+50, said station being 3774.10 feet North and 2264.22 feet East of the Southwest corner of said Section 5; thence on a 716.20 foot radius curve right (the long chord of which bears South 1° 41' 30" West) 251.25 feet; thence on a spiral curve right (the long chord of which bears South 13° 52' 30" West) 80 feet; thence South 14° 56' 30" West 48.20 feet; thence on a spiral curve left (the long chord of which bears South 8° 56' 48" West) (for continuation of this legal description see reverse side)

(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 \$ 12,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the true 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 13 day of October, 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)

Stanley R. Hoff

Catherine F. Hoff

STATE OF OREGON,
County of Klamath } ss.
October 12, 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)

Notary Public for Oregon

My commission expires 6-13-80

Notary Public for Oregon

My commission expires:

HOFF

GRANTOR'S NAME AND ADDRESS

VAUGHN

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee at
1100 Riverside
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Grantee at above address

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

By _____ Deputy

19527

120 feet to Engineer's center line Station "R" 17+49.45. Bearings are based upon the Oregon Co-ordinate System, South Zone.

Subject, however, to the following:

1. Taxes for the year 1977-78 are now a lien but not yet payable.

2. Limited access in deed to State of Oregon, by and through its Department of Transportation, Highway Department, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

Recorded: January 12, 1968 Book: M-68 Page: 291

3. Restrictions, including the terms and provisions thereof, contained in deed from the State of Oregon, by and through its State Highway Commission, recorded January 12, 1968 in M-68 at page 291.

4. An easement created by instrument, including the terms and provisions thereof,

Dated : December 13, 1968

Recorded : December 13, 1968 Book: M-68 Page 10817

In favor of : Pacific Power & Light Company, a corporation

For : Electric transmission line.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.

this 13th day of OCTOBER A. D. 1977 at 11:00 o'clock A. M., and

duly recorded in Vol. M77 of DEEDS on Page 19526

FEE \$ 6.00

Wm D. MILNE, County Clerk

By *James H. Letcher*