

37395

A-28486

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 77 Page 19742

KNOW ALL MEN BY THESE PRESENTS, That

HARRY R. WAGGONER AND NORMA E. WAGGONER, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by WILLIAM R. NICHOLSON, JR. and GAYLE PAYNE NICHOLSON, 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 portion of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, described as follows: Beginning at a point of the South boundary of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, 495 feet East of the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence North and parallel to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, 1020 feet to the Southwest corner of the tract therein conveyed, being the place of beginning of this description; thence from said place of beginning East and parallel to the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, 165 feet; thence North and parallel to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, 100 feet; thence West and parallel to the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$, 165 feet; thence South and parallel to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ 100 feet to the place of beginning, EXCEPTING the West 25 feet thereof.

Subject to: Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; Easement for Irrigation Lateral over the East 6 feet as disclosed by deed recorded April 8, 1948, in Deed volume 219 page 80, Klamath County Deed Records; Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations of said projects, contracts, water and irrigation* (continued)

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.

*Continued...rights in connection therewith; reservations, restrictions, rights of way of record and those apparent upon the land; Fiscal year 1977-78 Taxes, 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 \$ 4,800.00.

~~However, the value of the consideration is not to be taken into account in computing the value of the property for purposes of the whole consideration indicated in the deed.~~ (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 30 day of Sept., 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)

Harry R. Waggoner

Norma E. Waggoner

STATE OF OREGON,

County of Klamath

September 30, 1977

STATE OF OREGON, County of Klamath

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 be-

half 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:

Personally appeared the above named Harry R. Waggoner and Norma E. Waggoner

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

Notary Public for Oregon
My commission expires 8-5-79

Harry R. and Norma E. Waggoner

GRANTOR'S NAME AND ADDRESS

William R. and Gayle Nicholson

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. and Mrs. William R. Nicholson
P.O. Box 5204
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Mr. and Mrs. William R. Nicholson
P.O. Box 5204
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 11th day of OCTOBER, 1977, at 3:45 o'clock P.M., and recorded in book M77 on page 19742 or as file/reel number 37395, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer
FEE \$ 3.00