

1-1-74

38487

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 77 Page 21281

KNOW ALL MEN BY THESE PRESENTS, That James M. Boyle and Ruth V. Boyle, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by George T. Winter and Gladys M. Winter, 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:

That portion of the S $\frac{1}{2}$ S $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, that lays West of the Sprague River, Klamath County, Oregon.

Subject, however, to the following:

1. The rights of the public and of Governmental bodies in and to any portion of the herein described property lying below high water mark of Sprague River.
2. Right-of-way, including the terms and provisions thereof, granted to The California Oregon Power Company, a Maine corporation, by Ragnar L. Carlson and Lila Geneva Carlson, husband and wife, by an instrument dated July 17, 1961, recorded November 9, 1961, in Deed Volume 333 at page 549, Records of Klamath County, Oregon.
3. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

(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 \$8,000.00.

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 24 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)

STATE OF ~~OREGON~~ Arizona } ss.
County of Navajo
October 24, 1977

Personally appeared the above named James M. Boyle and Ruth V. Boyle

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

Before me:
(OFFICIAL SEAL) *James M. Boyle*
Notary Public for ~~OREGON~~ Arizona
My commission expires Oct. 13, 1981

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)
Notary Public for Oregon
My commission expires: _____

James M. & Ruth V. Boyle
30473 Mulholland Highway
Agoura, CA 91301
GRANTOR'S NAME AND ADDRESS

George T. & Gladys M. Winter
Star Route 2
Chiloquin, OR 97624
GRANTEE'S NAME AND ADDRESS

After recording return to:
George T. & Gladys M. Winter
Same as above
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
George T. & Gladys M. Winter
Same as above
NAME, ADDRESS, ZIP

STATE OF OREGON, _____) ss.
County of Klamath

I certify that the within instrument was received for record on the 4th day of November, 1977, at 11:14 o'clock A.M., and recorded in book M77 on page 21281 or as file/reel number 38487, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
Recording Officer
By *Deborah A. Ketch* Deputy

Fee \$3.00

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