

1-1-74

39571

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 11 Page 22955

KNOW ALL MEN BY THESE PRESENTS, That
Partner in Skunk Butte Ranch

Fred W. Koehler, Jr., General

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by William A. Reeves and Virginia L. Reeves, 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:

The NE¹/₄ of Section 20, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Subject, however, to the following:

1. Rights of the public in and to any portion of the herein described property lying within the limits of roads and highways.

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

Recorded : April 24, 1959 Book: 312 Page: 47

Re-recorded : July 28, 1961 Book: 331 Page: 275

In favor of : The California Oregon Power Company, a

California Corporation

For : Electric transmission

3. An easement created by instrument, including the terms and (for continuation of this document see reverse side of this deed)

(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 \$ 48,000.00

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 1st day of November, 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.

OFFICIAL SEAL
ROXANNE DURAN
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Expires March 29, 1981

Fred W. Koehler, Jr.

STATE OF OREGON, County of ss.
County of Orange
November 14, 1977

STATE OF OREGON, County of ss.
November 14, 1977

Personally appeared the above named
Fred W. Koehler, Jr.

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 _____

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

_____, 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) Roxanne Duran
Notary Public for California
My commission expires 3-29-81

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

Box 94
Gasquet, California 95531

NAME, ADDRESS, ZIP

SPACE RESERVD
FOR
RECORDER'S USE

STATE OF OREGON,

County of
I certify that the within instru-
ment 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

22956

provisions thereof,
Dated : September 20, 1970
Recorded : September 29, 1977 Book: M-77 Page: 18317
In favor of : Fred W. Koehler, Jr. and Charlotte Koehler,
husband and wife or their successors.
For : 60 foot wide easement for joint user roadway.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

10:53

this 28th day of NOVEMBER A. D. 19 77 at o'clock A.M., and

truly recorded in Vol. M77, of DEEDS on Page 22955

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Bernetha H. Ditch