

39574

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 71 Page 22961

Paul R. Noble, Trustee for Angelia Colfax and John Colfax, Fred W. Koehler, Jr., Charlotte Koehler, husband and wife, and Kelsey C. Peterson, 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 NW 1/4 of Section 21, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. Subject, however, to the following:

1. Right of way, including the terms and provisions thereof, from Theodore Crume to The California Oregon Power Company, a California Corporation, recorded April 24, 1959 in Book 312 at page 47, Deed Records, for electric transmission and distribution lines.
2. Rights of the public in and to any portion of the herein described property lying within the limits of roads and highways.
3. Well Agreement and easement, including the terms and provisions thereof, recorded September 4, 1970 in Book M-70 at page 7840, between Allen L. Foreman and Earle E. Hurlbutt, et ux.
4. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to (for continuation of this deed see reverse side of this document)

(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 \$62,000.00. 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.

(If executed by a corporation, affix corporate seal)

Paul R. Noble, Trustee
for Angelia Colfax and John Colfax
Fred W. Koehler, Jr.
Charlotte Koehler
Kelsey C. Peterson

STATE OF CALIFORNIA

COUNTY OF CRANE

On November 9, 1977

before me, the undersigned, a Notary Public in and for said State, personally appeared Fred W. Koehler, Jr. and Charlotte Koehler

known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that they executed the same.

WITNESS my hand and official seal

Signature of Mary J. Wilson



and being duly sworn, at the former is the that the latter is the a corporation, is the corporate seal and sealed in be-rectors; and each of y act and deed.

(CORPORATE SEAL)

GRANTEE'S NAME AND ADDRESS

After recording return to: PA-D

NAME, ADDRESS, ZIP

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

Box 94
Gasquet, Ca 95531

SPACE RESERVED FOR RECORDER'S USE

at o'clock P.M., and recorded in book on page or as file/real number. Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer Deputy

22962

secure the payment of \$14,000.00

Dated : May 7, 1971

Recorded : September 9, 1971 Book: M-71 Page: 9601

Mortgagor : Raymond E. Colfax, M.D.

Mortgagee : Allen L. Foreman

Said Mortgage was assigned by mesne assignments and by instrument

Dated : December 5, 1972

Recorded : December 5, 1972 Book: M-72 Page: 13924

To : Gerald J. Horn, which Mortgage is not assumed by Grantees herein, and Grantors covenant that they will fully pay and perform said Mortgage prior to the time Grantees have paid and performed said Second Mortgage, and that they will hold them harmless therefrom.

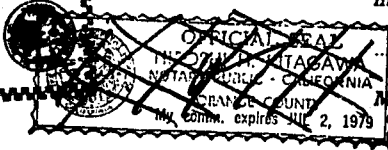
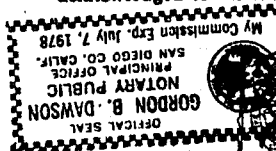
STATE OF OREGON, CALIFORNIA

FORM NO. 23 - ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.County of ORANGE

BE IT REMEMBERED, That on this 11 day of November, 19 77, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Paul R. Noble, Trustee for Angelia Colfax and John Colfax

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Gordon B. Dawson
Notary Public for Oregon, California
My Commission expires JUL 1, 1978
GORDON B. DAWSON

STATE OF OREGON, CALIFORNIA

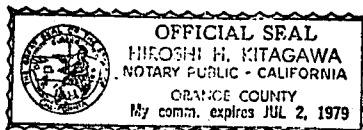
FORM NO. 23 - ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

County of _____

BE IT REMEMBERED, That on this 11 day of November, 19 77, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Kelsey C. Peterson, Jr., M.D.

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Hiroshi H. Kitagawa
Notary Public for Oregon, California
My Commission expires JUN 2, 1979

Grantors convey an undivided one-half interest in that certain irrigation pump and well presently located in the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 21, Township 35 South, Range 10 EWM, with the right to irrigation water from said well and access to and from said pump and well together with the joint right of use and maintenance of said pump and well for so long as Grantees shall pay one-half of the expenses of maintaining and operating said pump and well and irrigation ditches leading therefrom constructed for the benefit of Grantees' property being conveyed hereunder.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 28th day of NOVEMBER A.D., 19 77 at 10:53 o'clock A M., and duly recorded in Vol. M77 of DEEDS on Page 22961.

FEE \$ 6.00

WM. D. MILNE, County Clerk

By Benjamin R. Smith Deputy