

40579

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Ethel L. Griffith

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Rodney L. Gruell and Diana R. Gruell

, 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 East 890.00 feet of the S 1/2 N 1/2 N 1/2 NE 1/4 SW 1/4 of Section 15, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. Reservations as contained in Deed recorded December 8, 1969 in Volume M69, page 10156, Microfilm Records of Klamath County, Oregon, as follows:

(continued on 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 those apparent on the land, and except those provided above

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 \$ 5,000.00

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 12 day of December, 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)

Ethel L. Griffith
Ethel L. Griffith

STATE OF OREGON,
County of Klamath
December 12, 1977

Personally appeared the above named
Ethel L. Griffith

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 2-29-80

STATE OF OREGON, County of) ss.
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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:
Notary Public for Oregon
My commission expires:

Ethel L. Griffith
P. O. Box 695
Tulelake, CA 96134
GRANTOR'S NAME AND ADDRESS
Rodney L. & Diana R. Gruell

GRANTEE'S NAME AND ADDRESS
After recording return to:
Rodney L. & Diana R. Gruell
P. O. Box 445
Malin, Oregon 97632
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Rodney L. & Diana R. Gruell
P. O. Box 445
Malin, Oregon 97632
NAME, ADDRESS, ZIP

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.

By Recording Officer Deputy

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"reserving to grantors, their heirs and assigns, the right to use the existing irrigation ditch along the North side of said land."

4. Right of Way granted to The California Oregon Power Company, a California corporation, dated December 8, 1956 and recorded December 14, 1956 in Volume 288, page 446, Deed Records of Klamath County, Oregon. (Affects S 1/2 N 1/2 N 1/2 NE 1/4 SW 1/4)
5. Right of Way granted to Pacific Power and Light Company, a Maine corporation, dated November 8, 1962 and recorded December 19, 1962 in Volume 342, page 118, Deed Records of Klamath County, Oregon. (Affects W 1/2 of the SW 1/4)

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 19th day of December A. D. 1977 at 12:24 o'clock P. M., and

truly recorded in Vol. M77, of Deeds on Page 24416

Wm D. MILNE, County Clerk

Fee \$6.00

By Bernard H. Hinch