

38-13956

FORM No. 716—WARRANTY DEED (Individual or Corporate), (Grantee or Tenants by Entirety).

STEVENSON LAW PUBLISHING CO., PORTLAND, OR 97204

1-1-74

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 78

Page

1749

KNOW ALL MEN BY THESE PRESENTS, That JOHN FEILING and CATHARINA FEILING, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by DARRELL L. HARR and CHARLENE V. HARR, 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:

PARCEL 1

A tract of land situated in Government Lot 3, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin from which the North one quarter corner of said Section 7 bears North a distance of 200.0 feet and East a distance of 319.1 feet; thence South a distance of 100.0 feet to an iron pin; thence West parallel with the North boundary of said Section 7 a distance of 264.2 feet to the East boundary of State Highway #427; thence North 00° 41' West along the East boundary of State Highway #427 a distance of 100.0 feet; thence East parallel with the North boundary of said Section 7 a distance of 265.3 feet more or less to the point of beginning.

ALSO a tract of land situated in Government Lot 3, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin from which the North one quarter corner of said Section 7 bears North a distance of 300.0 feet and East a distance of 319.1 feet; thence South a distance

(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 \$ 5,500.00. 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 20th day of January, 1978; 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, IDAHO }
County of KOOTENAI } ss.
JANUARY 20, 1978

Personally appeared the above named John Feiling and Catharina Feiling.

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

Before me, Notary Public for Idaho, My commission expires PERMANENT

* John Feiling
Catharina Feiling
STATE OF OREGON, County of) ss.
19

Personally appeared 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:

John & Catharina Feiling
3517 Belmont Road
Coeur D Alene, ID 83814
GRANTOR'S NAME AND ADDRESS

Darrell L. & Charlene V. Harr
839 Olympic Avenue
Medford, OR 97501
GRANTEE'S NAME AND ADDRESS

After recording return to:
Darrell L. & Charlene V. Harr
839 Olympic Avenue
Medford, OR 97501
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Darrell L. & Charlene V. Harr
839 Olympic Avenue
Medford, OR 97501
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of

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

SPACE RESERVED FOR RECORDER'S USE

(description continued)

of 100.0 feet to an iron pin; thence West parallel with the North boundary of said Section 7 a distance of 263.0 feet to the East boundary of State Highway #427; thence North 00° 41' West along the East boundary of State Highway #427 a distance of 100.0 feet; thence East parallel with the North boundary of said Section 7 a distance of 264.2 feet more or less to the point of beginning.

TOGETHER WITH the right of egress and ingress over and across the following described tract of land:

A tract of land situated in Government Lot 3, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the East boundary of State Highway #427 from which the North one quarter corner of said Section 7 bears North 00° 41' West a distance of 400.0 feet and East a distance of 586.8 feet, said point being the Southwest corner of above described tract; thence South 00° 41' East with the East boundary of State Highway #427 a distance of 98.0 feet to an iron pin; thence East a distance of 35.0 feet; thence North 00° 41' West parallel with the East boundary of State Highway #427 a distance of 98.0 feet; thence West a distance of 35.0 feet to the point of beginning.

PARCEL 2

A 1/32 interest in and to a portion of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, described as follows:

Beginning at a point on the West right of way line of the old Dalles-California Highway (State Highway No. 427) 10 feet Southerly along said West right of way line from the intersection of the South line of Lot 3, Section 6, Township 35 South, Range 7 East of the Willamette Meridian and said West right of way line; said point of beginning being the Southeasterly corner of parcel of land described in a deed recorded in Volume 343, Deed Records of Klamath County, Oregon, at page 229; thence Southerly along the said West right of way line a distance of 90 feet to a point; thence Westerly and parallel with the Southerly line of said Lot 3 to the Easterly shoreline of Agency Lake; thence Northerly along the said Easterly shoreline to the Southwest corner of said parcel of land described in volume 343, Deed Records of Klamath County, Oregon, at page 229; thence Easterly along the Southerly boundary of said parcel so described to the point of beginning.

SUBJECT, however, to the following:

1. An easement created by instrument, including the terms and provisions thereof,
Recorded : May 11, 1925 Book: 65 Page: 579
In favor of : California Oregon Power Company, a California Corporation
2. Rights of the public in and to any portion of the above described property lying within the limits of roads or highways.
3. An easement created by instrument, including the terms and provisions thereof,
Dated : August 25, 1964
Recorded : May 6, 1970 Book: M-70 Page: 3599
For : Ingress and egress across the West 35 feet of the herein described property.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 30th day of January A. D. 1978 at 10:08 o'clock A. M., and

fully recorded in Vol. M78, of Deeds on Page 1749.

Wm D. MILNE, County Clerk

By Berntha D. Kitch

Fee \$6.00