

T-1-74

WARRANTY DEED - TENANTS BY ENTIRETY

Vol. 78 Page 5861

45345

KNOW ALL MEN BY THESE PRESENTS, That Margurette L. Albert, husband and wife and Theodore J. Albert and Parsons and Winifred E. Parsons, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Robert G. Parsons, 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:

East half of the Northeast quarter (E $\frac{1}{2}$ NE $\frac{1}{4}$) and the North half of the Southeast quarter (N $\frac{1}{2}$ SE $\frac{1}{4}$) of Section 33 Township 39 South, Range 12 E., W.M., excepting from the NE $\frac{1}{4}$ NE $\frac{1}{4}$ that portion heretofore conveyed by Deed Vol. 158, page 336, Deed Records of Klamath County, Oregon. Also excepting from the N $\frac{1}{2}$ SE $\frac{1}{4}$ a strip of land 80 feet wide for Langell Valley Market Road #3 heretofore conveyed to Klamath County by Deed Vol. 127, page 466. Also excepting that portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ lying Northeasterly of the right of way of Langell Valley Market Road No. 3.

Reserving to grantors all geo thermal rights.

Subject to easements and rights of way of record and apparent on the land and to contract and/or lien for irrigation and/or drainage.

(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.

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 \$ 125,000.00.
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols $\circ$, 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 23 day of March, 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.

Theodore J. Albert
Margurette L. Albert

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
March 23, 1978

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 _____

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: _____

(OFFICIAL SEAL)

Personally appeared the above named Theodore J. Albert and Margurette L. Albert and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
Shirley Funnell
Notary Public for Oregon
My commission expires 9/23/81

DAVID
NOTARY
PUBLIC
OFFICIAL
SEAL

GRANTOR'S NAME AND ADDRESS

GRANTOR'S NAME AND ADDRESS

After recording return to:

Robert G. Parsons
Box 1 Box 47
La Grange, OR 97623

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 28th day of March, 1978, at 3:03 o'clock P.M., and recorded in book M78 on page 5861 or as file/reel number 45345

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By *Bernetha S. Hetch* Deputy

Fee \$3.00