

WARRANTY DEED—TENANTS BY ENTIRETY

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898254

KNOW ALL MEN BY THESE PRESENTS, That SAM CAMPMAN and ESTELLA CAMPMAN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by LELAND D. HON and DOROTHEA M. HON, 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:

Lot 13, Block 2, WOODLAND PARK, TOGETHER WITH an undivided 1/88th interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described in the attached Exhibit "A" description.

SUBJECT, however, to the following:

1. The rights of the public and of Governmental bodies in and to any portion lying below mean high water of the Williamson River.
2. An easement 60 feet in width created by instrument, including the terms and provisions thereof, dated September 2, 1966, recorded October 21, 1966 in M-66 at page 10198, for electrical transmission in favor of Pacific Power and Light Company, over Government Lots 1 and 2 in Section 15, Township 34 South, Range 7 East of the Willamette Meridian.

(for continuation of this description, see 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 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,

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 \$ 2,000.00.

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 23rd 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.

Sam Campman

Estella Campman

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Douglas
March 23, 1978

STATE OF OREGON, County of ss.

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:

(OFFICIAL SEAL)

Personally appeared the above named Sam Campman and Estella Campman

and acknowledged the foregoing instrument as their voluntary act and deed.

B. Fullerton

Notary Public for Oregon

My commission expires 12-30-78

Notary Public for Oregon

My commission expires:

Sam Campman, et ux
P.O. Box 183
Winchester, OR 97595

LELAND D. HON, et ux
P.O. Box 703
Chiloquin, OR 97624

After recording return to:

LELAND D. HON, et ux
P.O. Box 703
Chiloquin, OR 97624

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

LELAND D. HON, et ux
P.O. Box 703
Chiloquin, OR 97624

STATE OF OREGON,

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.

Recording Officer

By Deputy

SPACE RESERVED FOR RECORDER'S USE

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KNOW ALL MEN BY THESE PRESENTS, That SAM GAMMAN and ELEANOR GAMMAN

3. Restrictions shown on the plat of Woodland Park as follows:

- (a) A public utility easement 16 feet in width along the back and sideline of all lots except on the interior lots where said 16 foot easement will be centered on the back and sidelines.
- (b) A 20 foot building set back line along the front of all lots.
- (c) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants.

EXHIBIT A

The following described real property in Klamath County, Oregon:

Lot 13 in Block 2 of WOODLAND PARK, together with an undivided 1/8th interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

PARCEL 1:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence along the North line of said Section North 89° 42' 15" East 400 feet; thence South 62° 42' feet; thence South 46° 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37° 53' 20" West 136.90 feet; thence North 16° 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence North 89° 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62° 42' feet; thence South 50° 43' 50" East 453.16 feet; thence South 76° 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35° 56' 30" West 446.25 feet to a point on the Northeasterly bank of the Williamson River; thence South 45° 32' 20" East 84.00 feet; thence North 44° 52' 10" East 111.58 feet; thence North 34° 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 28th day of March A. D. 1978 at 3:24 clock P. M. on

duly recorded in Vol. 178 of Deeds on Page 587

WEDGEMOUNT COUNTY

Wm D. MILNE, County Clerk

Bernice A. Feltch