

088215355

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 78 Page 5879

KNOW ALL MEN BY THESE PRESENTS, That GILBERT I. CAMPFIELD and PATRICIA G. CAMPFIELD, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by LELAND D. HON and DOROTHEA M. HON, 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:

Lot 7, Block 6, 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. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Reservations as set forth in Land Status Report recorded December 22, 1958 in Deed Volume 308 at page 129, to wit: "The above described property is subject to any existing easements for public roads and highways, for public utilities, and for railroads and for railroads and pipe lines and for any other easements of right of way of record; and there is hereby reserved any and all roads, trails, telephone lines etc., actually constructed (for continuation of this description, see 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 \$1,900.00.

However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 24th 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Jackson

March 24, 1978

Personally appeared the above named

Gilbert I. Campfield and Patricia

I, _____, do hereby acknowledge the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon

My commission expires July 29, 1979

Gilbert I. Campfield, et ux

6391 Ronderosa Street

Central Point, OR 97502

GRANTOR'S NAME AND ADDRESS

Leland D. Hon, et ux

P.O. Box 703

Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

Leland D. Hon, et ux

P.O. Box 703

Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

Gilbert I. Campfield
Gilbert I. Campfield

Patricia C. Campfield
Patricia C. Campfield

STATE OF OREGON, County of _____) ss.

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 be-

half 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)

Notary Public for Oregon

My commission expires _____

STATE OF OREGON,

County of _____) ss.

I certify that the within instru-

ment 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 of _____

By _____ Recording Officer

Deputy

(description continued)

by the United States, with the right of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr. January 13, 1916 44 L.D. 513)

3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Woodland Park.

4. Utility easements as delineated on the recorded plat along back and side lines.

5. Set back provisions as delineated on the recorded plat; 20 feet along front lot lines.

EXHIBIT A

The following described real property in Klamath County, Oregon:

Lot 7 in Block 6 of WOODLAND PARK, together with an undivided /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, 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 446.55 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 411.58 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;

Filed for record at request of Transamerica Title Co.

this 28th day of March A. D. 1978 at 3:20 clock P.M.

W. D. MILNE, County Clerk

uly recorded in Vol. 578 of Deeds on Page 5879

Fee \$6.00

W. D. MILNE County Clerk
W. D. MILNE