

1-1-74

46079

WARRANTY DEED - TENANTS BY ENTIRETY

Vol. 78 Page 6916

KNOW ALL MEN BY THESE PRESENTS, That Edward Rommerdahl and Jean L. Rommerdahl, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Forrest W. Arnott and Annette V. Arnott, 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: A tract of land situated in Tract 48 of HOMEDALE, described as follows: Beginning at a point on the Southwest corner of the one-half section of First Ave. now Harlan Drive, which lies South 43° 30' East a distance of 325.7 feet from the Northwest corner of said Tract 48, thence South 46° 30' West at right angles to Harlan Drive, 300 feet to the Northeast corner of line of Government Canal, thence South 43° 30' East along said canal 70 feet, thence North 43° 30' East 300 feet to the Southwest right-of-way line of Harlan Drive; thence North 43° 30' West 70 feet to the point of beginning.

Subject, however, to the following:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

(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 \$ 24,900.00

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 10th day of April, 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)

x Edward Rommerdahl
Edward Rommerdahl

x Jean L. Rommerdahl
Jean L. Rommerdahl

STATE OF OREGON,
County of Klamath
April 10, 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

Personally appeared the above named Edward Rommerdahl and Jean L. Rommerdahl, husband and wife

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

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)

Notary Public for Oregon
My commission expires:

NOTARY PUBLIC
DONALD R. BENTLEY
Notary Public for Oregon
My commission expires 5/30/81

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

SPACE RESERVED FOR RECORDER'S USE

Recording Officer
By Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL
540 MAID
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

When a change is requested all business statements shall be sent to the following address.

FORREST W. ARNOTT
5358 HARLAN DR
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

78 APR 11 AM 10 30

6917

3. Reservations in deed from MacNavin, et ux, to Walter T. Highley, et ux, dated September 21, 1939, recorded September 25, 1939 in Deed Volume 124 at page 459. Deed Records of Klamath County, Oregon, to-wit: "Subject to all claims of the Enterprise Irrigation District for the construction of canals for water for irrigation purposes also subject to right-of-way easement along boundary lines for domestic water pipes to the California Oregon Power Company. The grantors reserve the right to enter upon and construct and maintain ditches, canals and pipelines for irrigation and domestic purposes and divert irrigation water over and across above described property so that adjoining properties may obtain the use of said water and domestic waters."

STATE OF OREGON, COUNTY OF CLATSOP, ss:
I, the undersigned, Clerk of said County, do hereby certify that the foregoing is a true and correct copy of the original as the same appears on the records of said County.

W. D. MILNE, County Clerk

[illegible]

STATE OF OREGON, County of _____
 Jean L. Rommelspahl
 Personally appeared _____
 who being duly sworn, depose and say that the former is the president and that the latter is the secretary of _____
 each for himself and not one for the other, and say that the former is the president and that the latter is the secretary of _____
 and _____

STATE OF OREGON
County of Clatsop
April 19 1978
Personally appeared the above named
Edward Rommelspahl and Jean L.
Rommelspahl, husband and wife
and being duly sworn, depose and say

Notary Public for Oregon
My commission expires: _____
Before me

12/10/61

STATE OF OREGON
County of _____
I certify that the within instrument was received for record on the _____ day of _____ 19____
at _____ o'clock P. M. and recorded on page _____ of the _____ book
filed as number _____
Record of Deeds of said county.
Witness my hand and seal of said County this _____ day of _____ 19____
County Clerk.

By _____
Recording Officer
Deputy

MADE RETURN FOR RECORD & FILE

[illegible]