

47190

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 118 Page 8564

KNOW ALL MEN BY THESE PRESENTS, That Robert J. Gilder and Linda S. Gilder, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Gerald Mayberry and Gladys Mayberry, 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 SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon:

Beginning at the point of intersection of the North line of the County Road known as Airway Avenue and the West line of "G" Lateral, also known as "A-4" Lateral, described in Deed to the United States of America, recorded June 3, 1910, in Deed Book 29 at page 277, Records of Klamath County, Oregon; thence North along the West line of said "G" Lateral, also known as "A-4" Lateral, 120.0 feet to a point; thence West and parallel to said County Road 234 feet to the East line of "G-3" Lateral, also known as "A-4-A" Lateral, described in Deed to the United States of America recorded June 3, 1910 in Deed Book 29 at page 277; thence Southwesterly along the Easterly line of said "G-3" Lateral, also known as "A-4-A" Lateral, 205 feet to a point on the North line of said (For continuation of this legal description see reverse side of this document)

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 \$54,000.00. 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 \textcircled{P} , 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 28th 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)

Robert J. Gilder
Linda S. Gilder

STATE OF OREGON,)
County of Klamath) ss.
April 28, 1978.

STATE OF OREGON, County of) ss.
Personally appeared , 19

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 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)

Before me: David R. H. H. H. H. H.

Notary Public for Oregon

My commission expires 3/20/81

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KL. FIRST FEDERAL
540 MAIN
K. FALLS

NAME, ADDRESS, ZIP

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

SAME

NAME, ADDRESS, ZIP

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/record number Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer
Deputy

Airway Avenue; thence East along North line of said Airway Avenue 332 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 Klamath Irrigation District.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Reservations as contained in Deed recorded February 16, 1977 in Volume M77, page 2863, Microfilm Records of Klamath County, Oregon, to wit:

"RESERVING unto Grantors an easement 20 feet in width along the Northwestern line of said property for purpose of ingress and egress to and from grantors' lands lying North of the said premises, said easement to be appurtenant to grantors' said lands and run with the same."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of Mountain Title Co.

on 1st day of May A.D. 1978 at 11:24 AM or

fully recorded in Vol. M78, of Deeds in Book 8564

Wm. D. MILNE, County Clerk

By Barbara H. Black

Fee \$6.00