

47416

WARRANTY DEED - TENANTS BY ENTIRETY

Vol. 178 Page 8909

KNOW ALL MEN BY THESE PRESENTS, That William B. McCaffree and Charlotte J. McCaffree, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Stephen J. Schelb and Melanie J. Schelb, 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 14, 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 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 (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 \$ 21,500.00. 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 ©, 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 1st day of April MAY, 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)

William B. McCaffree  
Charlotte J. McCaffree

STATE OF OREGON,  
County of Klamath } ss.  
April MAY, 1978

STATE OF OREGON, County of } ss.  
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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 William B. McCaffree and Charlotte J. McCaffree, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Donald Bert Hamilton  
Notary Public for Oregon  
My commission expires 3/24/81

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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

RL 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 } 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/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By,

Recording Officer  
Deputy

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 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.

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 created by instrument, including the terms and provisions thereof,

Dated : September 2, 1966  
 Recorded : October 21, 1966 Book: M-66 Page: 10198  
 In Favor of : Pacific Power & Light Company  
 For : A 60 foot wide easement for electrical transmission over Government Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian.

3. Restrictions shown on the plat of Woodland Park as follows:
  - (1) A public utility easement 16 feet in width along the back and side line of all lots except on the interior lots where said 16 foot easement will be centered on the back and side lines.
  - (2) A 20 foot building set back line along the front of all lots.
  - (3) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants.
4. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a mobile home, and any interests or liens disclosed thereby.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

on 3rd day of May A. D. 19 78 at 3:32 clock P. M., or

July recorded in Vol. M78, of Deeds on Page 8909

Wm D. MILNE, County Clerk

By Bernetha H. Deloach

Fee \$6.00