

1-1-74

A-29439

49855

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 118 Page 124-10

KNOW ALL MEN BY THESE PRESENTS, That Harrison J. Kline and Nellie Kline, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Lee W. Hawkins and Lois J. Hawkins, 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 the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 12, Township 39 S. R. 8, E.W.M., more particularly described as follows:

Beginning at a point which lies S. 1 deg. 18' W. along the forty line a distance of 420.15 feet from the iron pin marking the Northwest corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence continuing S. 1 deg. 18' W. a distance of 112.75 feet to a point; thence East a distance of 386.42 feet to a point; thence North a distance of 112.7 feet to a point; thence West a distance of 383.86 feet, more or less, to the point of beginning. LESS AND EXCEPTING the West 30 feet thereof lying within the right-of-way of Orindale Road.

Subject, however, to the following:

1. Right of way granted by Frank W. Beard and Myrtle E. Beard, husband and wife, to California Oregon Power Co. by instrument dated March 20, 1926, recorded March 25, 1926 in Vol. 69, page 401, deed records of Klamath County, Oregon.

(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, and that 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 \$ 4,000.00

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 9 day of June, 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 Klamath

June 9, 1978

Personally appeared the above named Harrison J. Kline and Nellie Kline, husband and wife,

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires 8-5-79

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

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Lee W. Hawkins  
1332 Riverside Dr  
Klamath Falls, OR

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,

ss.

County of Klamath

I certify that the within instrument was received for record on the 12th day of June, 1978, at 11:32 o'clock A.M., and recorded in book M78 on page 12440 or as file/record number 49855, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Hutton

Recording Officer

By: [Signature]

Deputy

Fee \$3.00