

1-1-74

59637

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That Allen F. Bowen and Patricia J. Bowen, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Colin S. Pederson and Barbara A. Pederson, 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:

PARCEL 1

The N $\frac{1}{2}$ of Tract 42, ALTAMONT SMALL FARMS, in the County of Klamath, State of Oregon, EXCEPTING A 10 foot strip off the West side thereof as more fully described in the deed from Kenneth Smith, et ux., to Klamath County, recorded September 11, 1944 in Deed Volume 168 at page 583, Records of Klamath County, Oregon.
(For continuation of this deed see reverse side.)

(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 \$ 25,000.00
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 13th 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.

Allen F. Bowen
Patricia J. Bowen

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,) ss.
County of Klamath
June 13, 1978.

Personally appeared the above named Allen F. Bowen and Patricia J. Bowen, husband and wife,

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

Before me: *Barlene T. Addington*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 3-22-81

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)
Notary Public for Oregon
My commission expires: _____

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
KLAMATH FIRST FEDERAL
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 _____
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

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Reservations, including the terms and provisions thereof, as set forth in deed from F. L. Weaver, et ux., to Kenneth Smith, dated December 6, 1937, recorded August 1, 1942 in Book 149 at page 101, Deed Records, for the purpose of constructing and maintaining an irrigation ditch along the boundary line. (Affects N $\frac{1}{2}$)
4. An easement created by instrument, including the terms and provisions thereof, Recorded April 8, 1957 Book: T 291 Page: 44 In favor of United States of America: A Warranty Clearance easement For A Warranty Clearance easement
5. Reservations, including the terms and provisions thereof, as set forth in deed from F. L. Weaver, et ux., to Ralph E. Vaden, et ux., dated May 6, 1937, recorded May 27, 1943 in Book 155 at page 468, Deed Records, for the purpose of constructing and maintaining an irrigation ditch along the boundary line. (Affects S $\frac{1}{2}$)
6. An easement created by instrument, including the terms and provisions thereof,

Dated : July 26, 1957
 Recorded : August 2, 1957 Book: 293 Page: 366
 From : H. S. Vaden and Lydia Vaden
 In favor of : United States of America
 For : A Warranty Clearance easement
 (Affects S $\frac{1}{2}$)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Transamerica Title Co.

26th day of June A. D. 1978 at 10:44 A. M. and

July recorded in Vol. M78, of Deeds on Page 13585

Wm D. MILNE, County Clerk

By Bernadette J. DeLoach

Fee \$6.00

STATE OF OREGON
 County of Klamath
 I, the undersigned, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Klamath, State of Oregon.

RECORDED
 JUL 2 1978
 CLERK'S OFFICE
 COUNTY OF KLAMATH, OREGON

STATE OF OREGON
 County of Klamath
 I, the undersigned, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Klamath, State of Oregon.

RECORDED
 JUL 2 1978
 CLERK'S OFFICE
 COUNTY OF KLAMATH, OREGON