

1-1-74

51025

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That
MCBAIN, husband and wife

FRANK H. MCBAIN and EDITH V.

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by PAUL ZUEST III and EDITH ELSIE ZUEST, 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 parcel of land situated in Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the Southeast corner of the NE 1/4 NE 1/4 NE 1/4 of said Section 9; thence South 89° 50' 44" West along the South line of said NE 1/4 NE 1/4 NE 1/4, 18.65 feet to the centerline of a 30.00 feet wide private road easement; thence North 36° 36' 51" West along said private road easement centerline, 229.96 feet; thence North 46° 24' 28" West along said private road easement centerline, 215.07 feet to the North line S 1/2 of said NE 1/4 NE 1/4 NE 1/4; thence along said North line S 1/2 NE 1/4 NE 1/4 NE 1/4, 311.28 feet to a 1/2 inch iron pin on the East line of said Section 9; thence South 00° 03' 00" East along said East section line, 333.94 feet to the

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(CONTINUED ON BACK)

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 above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of 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 \$ 72,500.00

the whole, part of the

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 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.

FRANK H. MCBAIN

EDITH V. MCBAIN

(If executed by a corporation, affix corporate seal)

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

STATE OF OREGON, County of) ss.
June 28, 1978

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 FRANK H. MCBAIN and EDITH V. MCBAIN

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: Notary Public for Oregon
My commission expires 8-23-81

Before me: Notary Public for Oregon
My commission expires:

FRANK H. & EDITH V. MCBAIN

GRANTOR'S NAME AND ADDRESS

PAUL & EDITH ELSIE ZUEST

GRANTEE'S NAME AND ADDRESS

After recording return to:

PAUL ZUEST III & EDITH ELSIE ZUEST
2810 Pine Grove Road
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

PAUL ZUEST III & EDITH ELSIE ZUEST
2810 Pine Grove Road
Klamath Falls, OR 97601

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/real number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy