

A-29523 51953

WARRANTY DEED - TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That George Micka and Florence Beverly Micka aka Beverly Micka, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by James H. Campbell, and Marietta Campbell, 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:

N $\frac{1}{4}$ of Section 8, Township 41 South, Range 12 East of the Willamette Meridian lying North of the U.S.R.S. canal in Section 8, SAVING AND EXCEPTING that portion more particularly described as follows:

Beginning at the Northwest corner of said Section 8, which lies on the centerline of Harpold Road, according to Survey #1521 as filed in the office of the County Surveyor; thence Easterly along the North line of said Section 8 to the Northeast corner of the NW $\frac{1}{4}$ of said Section 8, said point being a fence corner according to Survey #1521; thence South 00° 01' East along a fence 264 feet; thence Westerly parallel to said North line to the West line of said Section 8, said West line being centerline of Harpold Road; thence North along said West line and the centerline of Harpold Road, 264 feet to the point of beginning.

(For continuation of this document see reverse side of this deed.)

(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, 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 \$ 175,000.00. 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 \circledast , 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 18 day of July, 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)

George Micka
George Micka
Florence Beverly Micka aka
Beverly Micka

STATE OF OREGON,
County of Klamath
July 18, 1978

Personally appeared the above named George Micka and Florence Beverly Micka aka Beverly Micka, 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.
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:
Notary Public for Oregon
My commission expires:
(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

James H. Campbell
PO 486
Malin 97632
NAME, ADDRESS, ZIP

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

DVA
Salem

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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.

Recording Officer
By _____ Deputy

Subject, however, to the following:

1. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. If the land has become or becomes disqualified for the special assessment under the statute, an additional tax may be levied for the years since October 5, 1968, in which the land was subject to the special land use assessment.
2. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
3. Liens and assessments of Klamath Project and Shasta View Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.
4. Any unpaid charges or assessments of Shasta View Irrigation District.
5. Rights of the public in any portion of the herein described premises lying within the limits of any road or highway.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 19th day of July A. D. 1978 at 3:15 o'clock P.M., on

fully recorded in Vol. M78, of Deeds on Page 15578

Wm D. MILNE, County Clerk

By Bernard D. Hatch

Fee \$6.00