

1-1-74

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WARRANTY DEED—TENANTS BY ENTIRETY

Page 15600



KNOW ALL MEN BY THESE PRESENTS, That Richard Henry Mitchell, Sr. and Mary Rose Mitchell, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Leonard C. Green and Arvilla M. Green

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:

The South half of Government Lot 4, in Section 31, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Subject, however, to the following:

1. Rights of the public in and to those portions of the herein described property lying within the limits of public roads and highways, as more specifically set forth in Land Status Reports, recorded August 15, 1958 in Deed Volume 302 at page 124, and at page 126, Records of Klamath County, Oregon.
2. Right-of-way Easement, including the terms and provisions thereof, recorded December 6, 1973 in Volume M73, page 15786, Microfilm Records of Klamath County, Oregon, from Frank E. McBain, Jr. and Betty J. McBain, husband and wife, to Pacific Power & Light Company, a corporation, for electric transmission and distribution line.

(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 \$10,900.00

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 (H), 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 30th 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)

Richard H. Mitchell Sr.

Richard Henry Mitchell, Sr.

Mary Rose Mitchell

Mary Rose Mitchell

STATE OF OREGON,

County of Klamath

July 30, 1978

ss.

STATE OF OREGON, County of

ss.

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)

Before me:

Notary Public for Oregon

My commission expires 8-23-81

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Leonard C & Arvilla M Green
Star Route Box 7
Beatty, Ore 97621

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 19th day of

at o'clock M., and recorded in book on page or as filed

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

SPACE RESERVED FOR RECORDER'S USE

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CLERK OF COUNTY OF KLAMATH, OREGON

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Reserving unto grantor, his heirs and assigns, a perpetual, non-exclusive easement for ingress and egress over the following described parcel of real property situated in Klamath County, Oregon - the East 60 feet of the S 1/2 of Government Lot 4.

Together with an easement for ingress and egress recorded in Deed Volume M73, page 7387, Microfilm Records of Klamath County, Oregon. Benefitting real property known as the South 1/4 SE 1/4 SW 1/4 of Section 31, Township 36 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of Mountain Title Co.

on 19th day of July A. D. 1978 at 3:24 clock P.M., and

fully recorded in Vol. M78, of Deeds on Page 15600

Wm. D. MILNE, County Clerk

Fee \$6.00

By Bernice M. Dotch