

1-1-78

52387

## WARRANTY DEED—TENANTS BY ENTIRETY

Vol 178 page 16313

KNOW ALL MEN BY THESE PRESENTS, That JOHN LYNCH and MARY LYNCH

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ART PENOLI and BRENDA E. PENOLI, husband and wife, hereinbefore 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:

Per Exhibit "A" attached hereto.

(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 above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way and that of record & those apparent on the land 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 \$ 67,200.00

~~CONVEYANCE BY CHARTER OR SUBSTITUTION OF OWNERSHIP~~ 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 26<sup>th</sup> 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.

  
JOHN LYNCH

(If executed by a corporation,  
attach corporate seal)

STATE OF OREGON,  
County of Klamath } ss.  
July 26<sup>th</sup>, 1978.

Personally appeared the above named  
JOHN LYNCH and MARY LYNCH

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

4/24/81

(OFFICIAL  
SEAL)

JOHN and MARY LYNCH

GRANTOR'S NAME AND ADDRESS

ART and BRENDA E. PENOLI

GRANTEE'S NAME AND ADDRESS

After recording return to:

ART and BRENDA E. PENOLI  
2137 Orland Rd.

NAME, ADDRESS, ZIP

Check a change is requested all box statements shall be used by the following address:

ART and BRENDA E. PENOLI

SAC

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDED USE

STATE OF OREGON,

County of

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

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

16314

A parcel of land situated  $\frac{1}{4}$  of NE $\frac{1}{4}$  of SE $\frac{1}{4}$  Section 1, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a 5/8" rebar which is Northwest corner of  $\frac{1}{4}$  of NE $\frac{1}{4}$  of SE $\frac{1}{4}$  also on East right of way of Orindale Road; thence South 89° 41' 23" East a distance of 522.55 feet to 5/8" rebar and also the true point of beginning; thence South 89° 41' 23" East to the Southwesterly right of way to Highway 140; thence Southeast along said right of way to East line of Section 1; thence South 0° 18' 23" East along East line of said Section 1 to Southeast corner of  $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 1; thence North 89° 37' 11" West 512.70 to point along Southern line of  $\frac{1}{4}$  of NE $\frac{1}{4}$  of SE $\frac{1}{4}$  Section 1; thence North 00° 14' 00" West a distance of 661.55 feet to true point of beginning.

A 20 foot wide road easement to above parcel described as follows:

Beginning at a 5/8" rebar the South west corner of  $\frac{1}{4}$  of NE $\frac{1}{4}$  of SE $\frac{1}{4}$  Section 1, Township 39 South, Range 8 East of the Willamette Meridian; thence South 89° 37' 11" East a distance of 40.0 feet to 5/8" rebar, also the South line of said parcel; thence North 68° 12' 49" East a distance of 846.25 feet to West line of above described parcel. Also this is the Southerly right of way line to 20 foot road easement; thence North 0° 14' West 21.5 feet along said East line of above parcel; thence South 68° 12' 49" West a distance of 846.25 feet to a point; thence North 89° 37' 11" West a distance of 40 feet to a point which is on the East right of way of Orindale Road; thence South 00° 08' East a distance of 20 feet to the point of beginning.

STATE OF OREGON, COUNTY OF Klamath,  $\frac{1}{4}$

Plotted for record at request of Transamerica Title Co.

on 26th day of July A.D. 1978 at 3:48 P.M., a  
copy recorded in Vol. MTS, of Deeds on Page 16313  
July recorded in Vol. MTS, of Deeds on Page 16313  
W. D. MILNE, County Clr  
*Barbara Whitehead*

Fee \$6.00