

54071

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That ALAN HANN OELKE

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JIMMY ALBERT SEWELL and NANCY JANE SEWELL, 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:

W $\frac{1}{2}$ E $\frac{1}{2}$ W $\frac{1}{2}$ N $\frac{1}{2}$ of Section 15, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT, however to the following:

1. Rights of the public in and to any portion of the herein described property lying within the limits of streets, roads or highways.
2. Reservations as contained in instrument recorded in Volume 288, page 441, records of Klamath County, Oregon, as follows:
"subject to a reservation of all subsurface rights, except water, to the heirs of Charles Howard, their heirs and assigns, under the terms approved by the Secretary of the Interior March 25, 1946, pursuant to said Act."

3. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of the Williamson River.

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 \$10,000.00

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 18th day of August, 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)

STATE OF OREGON,
County of Klamath } ss.
August 18, 1978

Personally appeared the above named
Alan Hann Oelke

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

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 12-22-78

STATE OF OREGON, County of _____) ss.
_____, 19____

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Alan H. Oelke
Rt. 1 Box 95
Chiloquin, Ore. 97624
GRANTOR'S NAME AND ADDRESS

Jimmy and Nancy Sewell
250 Homestead Rd.
Williams, Ore. 97544
GRANTEE'S NAME AND ADDRESS

After recording return to:

Jimmy and Nancy Sewell
250 Homestead Rd.
Williams, Ore. 97544
NAME, ADDRESS, ZIP

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

Jimmy and Nancy Sewell
250 Homestead Rd.
Williams, Ore. 97544
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 25th day of AUGUST, 1978, at 2:00 o'clock P.M., and recorded in book M. 78 on page 18916 or as file/reel number 54071

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By _____ Recording Officer
_____ Deputy
FEE \$3.00

SPACE RESERVED
FOR
RECORDER'S USE

978 AUG 25 PM 2 06