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WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 178 Page 19273

KNOW ALL MEN BY THESE PRESENTS, That Maartin Poldervaart

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Ned V. Goecken and Ellen Goecken, 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:

All of Government Lots 3, 4, and 7 and that portion of Government Lots 8 and 9 lying Northeast of the North right of way line of the Dalles-California Highway as now located and constructed in Section 18 Township 41 South, Range 12 East, Willamette Meridian.

Also, Lot 11 and that portion of Lot 5 lying South of a line parallel to and distant 92 feet Northerly from the North line of said Lot 11, all in Section 18, Township 41 South of Range 12 East, Willamette Meridian.

Also Farm Unit "B" also described as Lots 6 and 10 of Section 18 Township 41 South of Range 12 East, Willamette Meridian.

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

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 \$ 220,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ①, 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 29th 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)

Maarten Poldervaart
Maartin Poldervaart

STATE OF CALIFORNIA
County of GLENN
August 29, 1978

Personally appeared the above named Maartin Poldervaart

STATE OF OREGON, County of ss.
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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: Marie Cooley
Notary Public for California
My commission expires 2-16-81

Notary Public for Oregon
My commission expires:

OFFICIAL SEAL
MARIE COOLEY
NOTARY PUBLIC - CALIFORNIA
COUNTY OF GLENN
My Commission Expires February 16, 1981

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

Before me: Marie Cooley
Notary Public for California
My commission expires 2-16-81

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to: RCT Co

NAME, ADDRESS, ZIP

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

Ned V. Goecken
40 Total Insurance + Trust
360 N. Lysamore
Willows, Ca. 95988

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ss.

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.

SPACE RESERVED FOR RECORDER'S USE

By Recording Officer Deputy

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Subject, however, to the following:

1. Taxes for 1978-1979 are now a lien but not yet payable.
2. Acreage and use limitations under provisions of United States statutes and regulations issued thereunder.
3. Liens and assessments of Klamath Project and Klamath Irrigation District and regulations, easements, contracts, water and irrigation rights in connection therewith.
4. Easement for pole line, including the terms and provisions thereof, conveyed to The California Oregon Power Company by deed recorded December 14, 1932, Vol. 99, page 275, Deed Records of Klamath County, Oregon.
5. Rights of the public in any portion of the herein described premises lying within the limits of any road or highway.
6. Financing Statements for crops, if any.
7. Vendees herein assume and agree to pay the existing mortgage against said property, on which the balance currently due is \$36,960.00, and to perform in full the terms and conditions thereof, said mortgage having been made by Felix C. Rush and Evelyn L. Rush, husband and wife, as Mortgagors to The Federal Land Bank of Spokane, a corporation, on the 4th day of May, 1971, and recorded at Page 4229, Mortgage Records of Klamath County, Oregon, to secure the payment of \$42,000.00.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

on 31st day of August A. D. 1978 at 9:30 clock A.M., and

fully recorded in Vol. M78, of Deeds on Page 19279

Wm D. MILNE, County Clerk

By: Bernita J. Letch

Fee \$6.00

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