

58521
A-29903 54283

WARRANTY DEED—TENANTS BY ENTIRETY

Page 19281

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

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 up-
pertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A tract of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the W $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3 and the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10, all in T 39 S, R 11, EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1-inch by 24-inch iron pin marking the $\frac{1}{4}$ corner common to said sections 3 and 10; thence N 00°15'00" W along the center section line of said section 3, 2640.03 ft.; thence N 86°22'24" E along an existing fence line, 1324.11 feet to the east line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said section 3; thence S 00°16'14" E 2722.66 feet to the E 1/16 corner common to said sections 3 and 10; thence S 00°06'48" W, on the east line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said section 10, 1150.73 feet to a 5/8 inch pin; thence continuing on said line 12.00 feet; thence N 89°48'38" W 1209.83 feet; thence N 00°06'48" E 12.00 feet; thence N 89°48'38" W 110.00 feet to a 1 $\frac{1}{2}$ inch by 30-inch iron pin on the west line of the NE $\frac{1}{4}$ of said section 10; thence N 00°02'06" (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 \$ 160,572.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 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)

STATE OF CALIFORNIA

County of GLENN ss.
August 29, 1978

Personally appeared the above named Maartin Poldervaart

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

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

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

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

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

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.

By Recording Officer
Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KCTO

NAME, ADDRESS, ZIP

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

Ned V Goecken
% Title Insurance & Trust
360 W. Spencer

NAME, ADDRESS, ZIP

Willows, California 95944

18281

19282

W 1145.23 feet to the point of beginning, containing 116.55 acres, more or less, with bearings based on survey No. 2388, as recorded in the office of the Klamath County Surveyor. Subject to the County Road right-of-way along the east line of the above described tract and all other easements and right-of-ways of record or apparent.

Subject, however, to the following:

1. Taxes for 1978-1979 are now a lien but not yet payable.
2. The assessment roll and the tax roll disclose that the premises herein described were specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
3. Rules, regulations, liens and assessments of the Horsefly Irrigation District.
4. Right of Way including the terms and provisions thereof, dated April 2, 1966, recorded May 13, 1966, in Volume M66, page 5162, Microfilm Records of Klamath County, Oregon, in favor of Pacific Power and Light Company.
5. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.

CLERK OF COUNTY OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 31st day of August

A. D. 1978 at 9:30 clock A M., and

fully recorded in Vol. 178, of Deeds

on Page 19281

Wm D. MILNE, County Clerk

Fee \$6.00

Bernard Shetch

NOTARIAL PUBLIC

My commission expires on _____
 I hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Klamath, Oregon.

Notary Public