

5/16/78

WARRANTY DEED-TENANTS BY ENTIRETY



KNOW ALL MEN BY THESE PRESENTS, That CLEM JAY PINE also known as CLEM J. PINE and ANN J. PINE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JAMES R. ZIGLER and NORA J. ZIGLER, 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:

A portion of the W/4SEY of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is 662 feet Westerly on the Northerly right of way line of the Dallas-California Highway from the Southeast corner of the SW/4SEY of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, and thence North 1241.46 feet, more or less, to a point which is the Southeast corner of a "...strip of land 139.3 feet wide..." as described in deed from Allen Golden and Beulah Golden to James Williams Parks recorded in Volume 235 at Page 4, Deed Records of Klamath County, Oregon; thence South 85° 28' West, along the Southerly line of said strip of land, a distance of 227.0 feet to the true point of beginning of this description; thence continuing South 85° 28' West, along the Southerly line of said strip of land, a distance of 242.0 feet; CONTINUED ON BACK...

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 of record and 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 \$ 10,000.00

IN WITNESS WHEREOF, the grantor has executed this instrument this 24th day of August, 1978.

In testimony whereof, the grantor has executed this instrument this 24th 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.

CLEM JAY PINE aka CLEM J. PINE

ANN J. PINE

STATE OF OREGON, County of Klamath,) ss.

Personally appeared _____, 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)

Notary Public for Oregon
My commission expires: 3-22-81

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

August 24, 1978

Personally appeared the above named CLEM JAY PINE aka CLEM J. PINE and ANN J. PINE husband and wife, and acknowledged the foregoing instrument as their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 3-22-81

CLEM J. & ANN J. PINE
2441 Unity Street
Klamath Falls, Oregon 97601

JAMES R. & NORA J. ZIGLER
3415 Coronado
Klamath Falls, Oregon 97601

JAMES R. & NORA J. ZIGLER
3415 Coronado
Klamath Falls, Oregon 97601

JAMES R. & NORA J. ZIGLER
3415 CORONADO
Klamath Falls, Oregon 97601

STATE OF OREGON,) ss.

County of _____

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.

Recording Officer
By _____ Deputy

thence South a distance of 226.7 feet, more or less, to the South bank of the Enterprise Irrigation District Ditch; thence Southeasterly, along the South bank of said ditch, to a point which is South a distance of 398 feet from the point of beginning; thence North a distance of 398 feet, more or less, to the point of beginning.

Reserving a permanent and perpetual right of way 15 feet in width along and over the Westerly side of the premises above described, as reserved in deed from John Wilbur Short, et al., to Earl Sharp and Christine Sharp, dated December 10, 1926, recorded March 30, 1937 in Book 108 at page 314, Deed Records of Klamath County, Oregon.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

on 8th day of September A. D. 19 78 at 10:48 o'clock A.M., on
 duly recorded in Vol. 178 of Deeds on Page 19848

Wm D. MILNE, County Clerk

[Signature]

Fee \$6.00