

57-546

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 1778 Page 2121

KNOW ALL MEN BY THESE PRESENTS, That Letitia M. Roberts

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by William S. Oppelt and Florence B. Oppelt, husband and wife, hereinbefore called the grantees, does hereby grant, bargain, sell and convey unto the grantor, on behalf of 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 SW [SW] Section 28, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a stake in the Northerly right of way fence of the Ashland-Klamath Falls Highway, which stake is South 46° 58' East 1401.2 feet from the section corner common to Sections 28, 29, 32 and 33, Township 39 South, Range 8 East of the Willamette Meridian; thence North 0° 21' West 1496.37 feet to a stake in the Southerly bank of Emmitt Ditch; thence East 160.7 feet to a stake; thence South 0° 21' East 1193.32 feet to a stake; thence West 77.5 feet to a stake; thence South 0° 21' East 303.18 feet to a stake in the aforementioned right of way fence; thence South 72° 38' West 87.17 feet along same right of way fence to point of beginning.
(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 the title of the above granted premises, free from all encumbrance, 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 whatsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$40,300.00.
Explanatory—The word "and" preceding the dollar amount is used to indicate other property or value given or promised which is not otherwise manifested in a separate schedule. (The sentence between the symbols @ if not applicable should be deleted. See ORS 93.030.)

In consideration whereof the grantor and witness the contract to require, 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 day of September, 1978; it is 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.

Letitia M. Roberts
Letitia M. Roberts

(If executed by a corporation,
the corporation seal)

STATE OF OREGON,

County of Klamath

September 26, 1978

Personally appeared the above named
Letitia M. Roberts

and he/she signed the foregoing instrument
as voluntary act and deed.

Letitia M. Roberts
(OFFICIAL SEAL)
Notary Public for Oregon

My commission expires: 10-3-78

STATE OF OREGON, County of _____ ss.

19_____

Personally appeared _____ and
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 be-
half 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:

STATE OF OREGON,

ss.

County of _____
I certify that the within instru-
ment was received for record on the
day of _____, 19_____,
at _____ o'clock A.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 Name _____

Steve

SPACE RESERVED
FOR
RECORDER'S USE

If no change is requested all the blank spaces shall be sent to the following address:

Name, Address, etc.

Recording Officer Name _____
Deputy _____

21212

ALSO

A portion of the NW
the Willamette Meridian
described as follows:

Beginning at a stake in the Northerly right of way fence of the Ashland-Klamath Falls Highway, which stake is S 41° 20' East 1333.36 feet from the section corner common to Sections 28, 29, 32, and 33, Township 39 South, Range 8 East of the Willamette Meridian; thence North 0° 21' West 1541.25 feet to a stake near the Southerly bank of Emmitt Ditch; thence East 143.5 feet to a stake; thence South 0° 21' East 1496.37 feet to a stake in the right of way fence; thence South 72° 38' West 150.35 feet to a stake in the right of way fence to point of beginning.

Subject, however, to

1. Taxes for the year 1978-1979 are now a lien but not yet payable.
2. Property is in the Emmitt District Improvement Company and subject to all charges and assessments of said District, also any rights of way for ditches or canals in connection therewith.
3. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.
4. No liability is assumed if a financing statement is filed in the office of the County Clerk covering fixtures wherein the land is described and bounds, the rectangular survey system or by recorded lot and block.

CLACKAMAS COUNTY OF KLAMATH; ss

and the record of request of Transamerica Title Co.

.., 25th day of September, A.D. 1978, at 3:51 P.M., m.

and recorded in Vol. 172

of Deeds

on Page 21211

W. D. KALINE, County Clerk

By *Richard J. Fitch*

Fee \$6.00