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13255
A-29874

57035

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M Page 23680

KNOW ALL MEN BY THESE PRESENTS, That James B. Palmer and Vicki L. Palmer, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Russell E. Morris and Carla J. Morris

, 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 incements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A tract of land situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, described as follows:

Beginning at a point on the North-South quarter Section line of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, from which the long established Northwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 31 bears South 0°21'40" East 66.96 feet; thence South 43°08' West 591.22 feet to the Northerly right of way of the Clover Creek Road; thence along said right of way North 46°52' West 200 feet; thence North 43°08' East 802.02 feet to the above mentioned quarter section line; thence South 0°21'40" East 290.58 feet to the point of beginning.

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

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 \$ 45,000.00. 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 20 day of October, 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)

by James B. Palmer
James B. Palmer, his attorney in fact

STATE OF OREGON,

County of

Klamath

AUGUST 10/20

19 78

STATE OF OREGON,

County of _____, 19____, ss.

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:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 8-5-79

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Russell E. Morris
14915 Clover Cr Rd
Keno, Or. 97627

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

Dept of Vnt Affair
Eugene, Or

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.

Recording Officer

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

Subject, however, to the following:

23681

1. Taxes for 1978-1979 are now a lien but not yet payable.
Taxes for 1977-1978 are unpaid in the amount of \$333.41.
Code 21 Map 3908-3120 Tax Lot 8100.

2. Right of way for transmission line, including the terms and provisions thereof, given by E. H. Seaver et ux., to The California Oregon Power Company, dated March 2, 1926, recorded March 28, 1926, in Volume 69 page 601, Deed records of Klamath County, Oregon. Affects SE $\frac{1}{4}$ NW $\frac{1}{4}$ and NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 31 T 39 S.R. 8 E.W.M.

3. Grant of Overhang Easement, including the terms and provisions thereof, given by Lloyd V. Howard and Waine Howard, husband and wife, to Pacific Power and Light Company, dated April 19, 1963, recorded June 10, 1963, in Volume 346 page 15, Deed Records of Klamath County, Oregon.

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

ss.

On this the 20 day of October

Vicki L. Palmer

1978

personally appeared

who, being duly sworn (or affirmed), did say that he is the attorney in fact for James B. Palmer

that he executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

Before me:

(Official Seal)

Notary Public for Oregon
by commission expires 8-5-79

(Title of Officer)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

for record of request of Klamath County Title Co.

20th day of October

A. D. 1978 at 3:55 P. M.

recorded in Vol. M78, of Deeds on Page 23680

Wm D. MILNE, County Cl.

By Bernice Ketch

Fee \$6.00

STATE OF OREGON

County of

I certify that the within instrument was duly recorded for record in the

day of

at

in book

of page

the said number

Record of Deeds of said County

Witness my hand and seal of

County, this

day of

1978

Notary Public for Oregon

My commission expires

8-5-79