

57260

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That H. C. SPICER and JEANNE SPICER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by H. C. SPICER and JEANNE SPICER, husband and wife, with the right of survivorship, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: Lots 19, 20, 21 and 22 sec. 3, T. 36 S., R. 7 E., W.M., Oregon, containing 80 acres, more or less. This conveyance is made pursuant to the provisions of the Act of March 1, 1907 (34 Stat. 1018; 25 U.S.C. 405) and the Act of May 27, 1902 (32 Stat. 275; 25 U.S.C. 379). There is reserved from the lands hereby granted: (1) Right of way to the Southern Pacific Railroad Company for a railroad, approved by the First Assistant Secretary of the Interior on February 4, 1914, pursuant to the provisions of the Act of March 2, 1899 (30 Stat. L. 990) as amended by the Act of June 21, 1906 (34 Stat. 325, 330) and Sec. 16 of the Act of June 25, 1910 (36 Stat. L., 855, 859); (2) Right of way for the Dalles-California Highway No. 97, approved April 13, 1938 by the Assistant Secretary of the Interior, subject to the provisions of the Act of March 3, 1901 (31 Stat. L., 1084) and Departmental regulations thereunder. Title to the above-described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights-of-way of record. All subsurface rights, except water, are hereby reserved, in trust, to the grantors, pursuant to the provisions of the Act of August 13, 1954 (68 Stat. 720). Grantor and Grantee are identical persons and intend to create a joint tenancy with rights of survivorship. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns forever, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

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. This deed is intended to create a tenancy by the entirety. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$None. 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 @, 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 24th 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)

H. C. SPICER
JEANNE SPICER

STATE OF OREGON,
County of Klamath } ss.
October 24, 1978

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, 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.

Personally appeared the above named H. C. SPICER and JEANNE SPICER and acknowledged the foregoing instrument to be their voluntary act and deed. Before me, J. N. Remy, Notary Public for Oregon, My commission expires: 9/1/80

Notary Public for Oregon
My commission expires: _____ (OFFICIAL SEAL)

H. C. SPICER and JEANNE SPICER
Star Route Box 21
Chiloquin, OR 97624
GRANTOR'S NAME AND ADDRESS
H. C. SPICER and JEANNE SPICER
Star Route Box 21
Chiloquin, OR 97624
GRANTEE'S NAME AND ADDRESS
After recording return to:
H. C. SPICER and JEANNE SPICER
Star Route Box 21
Chiloquin, OR 97624
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
H. C. SPICER and JEANNE SPICER
Star Route Box 21
Chiloquin, OR 97624
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.
I certify that the within instrument was received for record on the 25th day of October, 1978, at 9:12 o'clock AM, and recorded in book M78 on page 23933 or as file/reel number 57260. Record of Deeds of said county. Witness my hand and seal of County affixed.
Wm. D. Milne, Recording Officer
B. Bernice H. H. Deputy
Fee \$3.00