

1-1-74

59072

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 178 Page 25863

KNOW ALL MEN BY THESE PRESENTS, That William A. Greene and Jean L. Greene, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to the grantor paid by Calvin E. Pierce and Janet B. Pierce, 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:

The Northeast quarter (also described as South half of Northeast quarter and Lots 1 and 2) of Section 3, Township 40 South Range 9 East of the Willamette Meridian.

SAVING AND EXCEPTING therefrom the following described tract of land situated in the NE1/4 of Section 3, Township 40 South, Range 9 East of the Willamette Meridian Klamath County, Oregon, more particularly described as follows: Beginning at the northeast corner of said Section 3; thence S. 89° 54' 58" West along the north line of said Section 3, said line also being the centerline of Old Midland Road, 1857.24 feet; thence S. 00° 05' 02" E. 30.00 feet, to a 1/2 inch iron pin on the southerly right of way line of said Old Midland Road; thence S. 00° 05' 02" E. 108.14 feet, to a 1/2 inch iron pin; thence S. 35° 07' 04" W. 100.08 feet to a 1/2 inch iron pin; thence S. 16° (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 \$215,000.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 29 day of November, 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)

Witness my hand and seal this 29 day of November, 1978.

Notary Public for Oregon

William A. Greene
Jean L. Greene

STATE OF OREGON,

County of Klamath

November 29, 1978

STATE OF OREGON, County of

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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

Personally appeared the above named William A. Greene and Jean L. Greene, husband and wife,

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

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

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mrs. Mrs. Calvin Pierce
P.O. Box 5247
K. Falls, Or 97601

(NAME, ADDRESS, ZIP)

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

Dept of VA
Salem

(NAME, ADDRESS, ZIP)

STATE OF OREGON,

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

978 NOV 29 PM 3:51

26864

WARRANTY DEED - TRANSFER BY INSTRUMENT

26864

26864

46' 10" W. 460' 58" feet to a 1/2 inch iron pin in an existing fence, thence N. 88° 56' 03" E., generally along said existing fence and its extension, 1760.99 feet to the northeasterly right of way line of the U.S.B.R. No. 3 drain thence Southerly along said northeasterly right of way line to its intersection with the east line of said Section 3, said line also being the centerline of Spring Lake Road, thence N. 00° 07' 00" W. to the point of beginning, containing 29.7 acres, more or less.

SAVING AND EXCEPTING any portion lying within the boundaries of Old Midland Road and Spring Lake Road.

Subject, however, to the following:

1. Taxes for 1978-1979 are one-half unpaid.
2. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1978-1979 and possibly prior years have been deferred pursuant to ORS 308.370 to 308.3403. These, plus earned interest are due and payable when said reason for the deferment no longer exists.
3. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
4. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
5. Rules, regulations and assessments of Klamath Basin Improvement District.
6. Acceptance of Terms and conditions of reclamation extension act, including the terms and provisions thereof, executed by Al Melhase, recorded November 5, 1914, in Volume 42, page 630, Deed Records of Klamath County, Oregon.
7. Easement, including the terms and provisions thereof, given by William Darle F. Jacobson, husband and wife, dated October 25, 1978, recorded October 27, 1978, in Volume M78, page 24343, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH;

Filed for record on November 29th day of November 1978 at 3:51 o'clock P.M.

Recorded in Vol. M-78, of Deeds on Page 26863

Fee \$6.00 By Jacqueline J. Melhase, W.D. MILNE, County Clerk

STATE OF OREGON
County of Klamath
November 29, 1978
Personally appeared William Darle F. Jacobson, husband and wife, who being duly sworn, depose and say that the within instrument is a true and correct copy of the original instrument as the same appears from the records of the County of Klamath, Oregon, and that the said instrument is the original instrument as the same appears from the records of the County of Klamath, Oregon, and that the said instrument is the original instrument as the same appears from the records of the County of Klamath, Oregon.

STATE OF OREGON
County of Klamath
I certify that the within instrument was received for record on the day of November 1978 at 3:51 o'clock P.M. and recorded in book M-78, page 24343, of the Deed Records of said County. Witness my hand and seal of County Clerk.

Recording Officer
Deputy