

1-1-74

60225

WARRANTY DEED—TENANTS BY ENTIRETY

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28748

38-17097

KNOW ALL MEN BY THESE PRESENTS, That Sarah J. Donart, aka Sarah J. Peterson

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Frederick W. Dassler and Bertie L. Dassler, 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:

PARCEL 1

Beginning at the Northeast corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 30, Township 39 South, Range 11 East of the Willamette Meridian; thence West along the section line 363 feet, more or less, to the Easterly right of way line of the Bonanza-Malin County Road; thence South 0°16 $\frac{1}{2}$ ' East 1320 feet, more or less, along said right of way line, to the South line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$; thence East along the South line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ 355 feet, more or less, to the Southeast corner of said NW $\frac{1}{4}$ NE $\frac{1}{4}$; thence North along the East line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$, 1320 feet, more or less, to the point of beginning, being that portion of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 30, Township 39 South, Range 11 East of the Willamette Meridian, lying East of the Bonanza-Malin County Road.

PARCEL 2

All that portion of the SW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 30, Township 39 South, Range 11 (for continuation of this contract see reverse side of this document)

(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 \$47,500.00

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 23 day of February, 1977; 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)

Sarah J. Peterson Donart
Sarah J. Donart, aka Sarah J. Peterson

STATE OF OREGON,
County of Klamath
February 23, 1977

STATE OF OREGON, County of _____ ss.
_____, 19____

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 _____

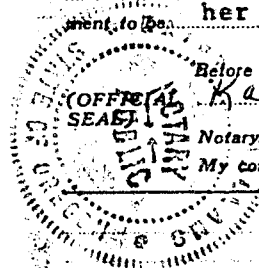
_____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Personally appeared the above named
Sarah J. Donart, aka Sarah J. Peterson

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



Before me:
Kathy R. Mallama

Notary Public for Oregon
My commission expires 6-13-80

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Sec 5 + L RRR So. 6th
attn: Don Loder

NAME, ADDRESS, ZIP

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

same as above

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.

SPACE RESERVED
FOR
RECORDER'S USE

By _____ Recording Officer
Deputy

East of the Willamette Meridian, lying Easterly from the center line of Lost River, more particularly described as follows: Beginning at the Northeast corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 30; thence along the Easterly boundary of said SW $\frac{1}{4}$ NE $\frac{1}{4}$, 20.15 chains to the Southeast corner thereof; thence Westerly along the Southerly line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$, 11.00 chains, more or less to the centerline of Lost River; thence Northerly along the centerline of Lost River to its intersection with the North line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence Easterly along the said North line 10.35 chains to the point of beginning, SAVING AND EXCEPTING a strip of land 80 feet wide deeded by Ernest Alfred Higham to the State Highway Commission and recorded in Klamath County Deed Records, Volume 210 at page 145.

Subject, however, to the following:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Lost River and the ownership of the State of Oregon in that portion lying below the high water mark thereof.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Poe Valley Improvement District. (Parcel 1)
4. An easement created by instrument, including the terms and provisions thereof,

Dated : July 27, 1951
Recorded : August 22, 1951 Book: 249 Page 263
In favor of : The California Oregon Power Company, a California corporation

For : Installation of down guy and down guy anchor.
(Affects portion N $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ Sec. 30, Twp 39 S., R 11 EWM. East of B-MMRoad.) (Affects Parcel 1)

5. Contract for Water Supply pursuant to the Warren Act, including the terms and provisions thereof, between the United States of America and C. V. Barton, a single man, dated January 24, 1949, recorded October 17, 1950 in Book 242 at page 558, Deed Records of Klamath County, Oregon. (Parcel 2)

6. An easement created by instrument, including the terms and provisions thereof,

Dated : October 11, 1952
Recorded : October 27, 1952 Book: 257 Page: 411
In favor of : California Oregon Power Company
For : Transmission and distribution of electricity
Parcel 2

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____
this 27th day of December A. D. 19 78 at 3:28 o'clock P.M., on
uly recorded in Vol. M-78, of Deeds on Page 28748

Fee \$6.00

Wm D. MILNE, County Clerk
Jaqueline J. Metter