

4-31193

60510

WARRANTY DEED-TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That Beverly Boone, Jr.

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Larry A. Steiner and Jeri Steiner, 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:

Lots 8 and 13 in Pondosa Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
2. Liens and assessments, contracts, water rights, proceedings, taxes relating to irrigation, drainage and/or reclamation of said lands; and all rights of way for ditches, canals and conduits, if any of the above there may be.
3. Reservations and restrictions in the dedication of Pondosa as follows: "...do hereby grant public easements for future water and sewer lines across lots where needed for public convenience, health and safety." (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 \$52,500.00. 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 (H), 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 20th day of December, 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.

Beverly Boone, Jr.
Beverly Boone, Jr.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath ss.
December 20, 1978.

Personally appeared the above named
Beverly Boone, Jr.

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

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 7/19/82

STATE OF OREGON, County of 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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Boone
GRANTOR'S NAME AND ADDRESS
Steiner

GRANTEE'S NAME AND ADDRESS
After recording return to:
Mr. and Mrs. Larry A. Steiner
P.O. Box 24
Keno, Oregon 97627
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, ss.
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/real 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

4. Right of way for pole and wire lines and other facilities for transmission and distribution of electricity over, along, across and upon that portion of the Northeast quarter of Section 1, Township 40 South, Range 7 E.W.M., deed by Waldo J. Smith and Althea Soule Smith, husband and wife, to The California Oregon Power Company, dated July 8, 1927, recorded July 11, 1927, in Vol. 76, page 69, Deed Records of Klamath County, Oregon.

5. Right of Way, including the terms and provisions thereof, given by Rudolph H. Harkens and Florence H. Harkens, husband and wife, and Paul Mauldin and Bernice Mauldin, husband and wife, to Pacific Power & Light Company, a Maine corporation, dated April 3, 1964, recorded May 19, 1964, in Vol. 353, page 123, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~on request of~~

this 5th day of January A. D. 1979 at 11:28 o'clock A.M., and

fully recorded in Vol. M-79, of Deeds on Page 438

Wm D. MILNE, County Clerk

Fee \$6.00

By

Jacqueline J. Mettee