

1-1-74

61101

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 79 Page 1189



KNOW ALL MEN BY THESE PRESENTS, That William Olaf Nelson and Trudy Diane Nelson, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Douglas C. and Vicky M. Stewart, 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:

SEE ATTACHED DESCRIPTION

(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 Excepting reservations, restrictions, easements, and rights of way of record on those apparent on the land 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 \$ 8,760.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 12 day of January, 1979; 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)

STATE OF OREGON, )  
County of Klamath ) ss.  
January 12, 1979

Personally appeared the above named William Olaf and Trudy Diane Nelson

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

Before me:  
(OFFICIAL SEAL) *Thurman A. Cullers*  
Notary Public for Oregon  
My commission expires 7-23-82

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)

Notary Public for Oregon  
My commission expires:

William O. and Trudy D. Nelson  
1407 Crescent  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

Vicky M. and Douglas C. Stewart  
Rt. 1, Box 250, Bonanza, Oregon  
Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Vicky M. and Douglas C. Stewart  
Rt. 1, Box 250  
Bonanza, Oregon 97623  
NAME, ADDRESS, ZIP

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

Vicky M. and Douglas C. Stewart  
Rt. 1, Box 250  
Bonanza, Oregon 97623  
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/roll number Record of Deeds of said county. Witness my hand and seal of County affixed

SPACE RESERVED  
FOR  
RECORDING USE

By

Recording Officer  
Deputy

The following described real property in Klamath County, Oregon:

PARCEL 1

Commencing at a point on the South line of the North half of the Northwest quarter of Section 34, Township 38 South, Range 11½ East of the Willamette Meridian and North 89° 41' West, 454 feet from the Southeast corner of said North half of the Northwest quarter; run thence North 89° 41' West along the South line of said North half of the Northwest quarter, 209 feet to a point; thence North on a line 209 feet to a point; thence South 89° 41' East on a line 209 feet; thence South 209 feet to the place of beginning.

PARCEL 2

Commencing at a point in the North half of Northwest quarter of Section 34, Township 38 South, Range 11½ East of the Willamette Meridian, which lies North 209 feet from a point on the South line of said North half of Northwest quarter of said Section 34, Township 38 South, Range 11½ East of the Willamette Meridian which is North 89° 41' West 454 feet from the Southeast corner of said North half of Northwest quarter of Section 34, Township 38 South, Range 11½ East of the Willamette Meridian; thence running North 89° 41' West parallel with the South line of said North half of Northwest quarter a distance of 209 feet to a point; thence North 145 feet, more or less, to the Southeast right of way line of Highway 66, commonly known as Klamath Falls-Lakeview Highway; thence Northeasterly along said Southeasterly line of said Highway right of way line a distance of 253 feet, more or less, to a point North of the true point of beginning; thence South 246 feet, more or less, to the true point of beginning of this description being a tract of land 209 feet in width lying Northerly of and adjacent to a one acre tract of land heretofore conveyed to the above named grantee by deed of record, saving and excepting that portion lying within the Dairy-Bonanza road.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 16th day of January A. D. 1979 at 10:45 o'clock A. M., and

fully recorded in Vol. 479, of Deeds on Page 1189

Wm D. MILNE, County Clerk

By Bernetha A. Feltich

Fee \$6.00