

620.0

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 179 Page 2686

5028

KNOW ALL MEN BY THESE PRESENTS, That Ivan Riffey and Jeannie Riffey,  
Husband and Wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by George Schultheiss and Patricia Schultheiss, his 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: A portion of the S 1/2 NW 1/4 SE 1/4 Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a point in the center line of a 60 foot road from which quarter section corner common to Sections 11 and 14, Township 39 South, Range 9 East of the Willamette Meridian, bears South 89° 28' West along the said roadway center line 974.5 feet and South 00° 09' East along the North and South center line of the said Section 11 as marked on the ground by a well established fence line 1663.8 feet; thence from said beginning point South 00° 16' East 343.3 feet, more or less, to a point in the South boundary line of the South half (S 1/2) of the Northwest quarter (NW 1/4) of the Southeast quarter (SE 1/4) of said Section 11; thence South 89° 31' 1/2' East along the said boundary line 126.5 feet; thence North 00° 16' West 345.4 feet, more or less, to the center line of the before mentioned roadway thence South 89° 28' West (for continuation of this deed 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 \$58,000.00. 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  $\emptyset$ , 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 31st 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 31, 1979

Personally appeared the above named Ivan Riffey and Jeannie Riffey, husband and wife

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

Before me:

(OFFICIAL SEAL)

Susan K. Karsch

NOTARY PUBLIC

Notary Public for Oregon

My commission expires 12-6-81

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

Personally appeared \_\_\_\_\_ and \_\_\_\_\_

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 \_\_\_\_\_

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:

Notary Public for Oregon

My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

SHASTA BRANCH KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION  
NAME, ADDRESS, ZIP

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

SHASTA BRANCH KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION  
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.

Recording Officer

By \_\_\_\_\_ Deputy

WARRANTY DEED - TENANTS BY ENTIRETY  
Ivan Riffey and Jeannie Riffey

126.5 feet, more or less, to the point of beginning.  
EXCEPT that portion lying within the right of way of Bristol Avenue.  
Subject, however, to the following:  
1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.  
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.  
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.  
4. An easement created by Instrument, including the terms and provisions thereof, August 30, 1938, Book 118, Page 277, recorded in favor of The California Oregon Power Company, Book 131, Page 451, July 18, 1940, recorded in favor of The California Oregon Power Company, Book 207, Page 252, May 22, 1947, recorded June 20, 1947, in Book 207, Page 252, at page 109, Swan Lake Moulding Co. to Ivan Riffey and Jeannie Riffey and M. M. Brown and Betty M. Brown.

Filed for record at request of Transamerica Title Co.  
1st day of February A.D. 1979 at 3:18 clock P.M.  
00.000.822 duly recorded in Vol. M79 of Deeds on Page 2696

Wm D. MILNE, County Clerk  
By Bernetha A. Hitch  
Fee \$6.00

STATE OF OREGON  
County of Klamath  
Ivan Riffey and Jeannie Riffey  
husband and wife  
Personally appeared the above named  
Ivan Riffey and Jeannie Riffey  
husband and wife  
and acknowledged the foregoing instrument  
to be their act and deed.

STATE OF OREGON  
County of Klamath  
I certify that the within instrument was received for record on the 1st day of February 1979 at 3:18 clock P.M. and recorded in Book M79 of Deeds of said County. Witness my hand and seal of County Clerk.