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WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M 79 Page 102

3344

KNOW ALL MEN BY THESE PRESENTS, That Louise A. Ike

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Patrick L. Roach and Shirley A. Roach

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:

a parcel of land situated in Section 14, Township 34 North, Range 7, East of the Willamette Meridian, in the County of Clatsop, State of Oregon, more particularly described as follows: to-wit: Beginning at a 5/8" iron pin marking the Southwest corner of the 36 acre NE 1/4 NW 1/4 of said Section 14, thence from said point of beginning North 00° 10' 16" East along the West line of the said NE 1/4 NW 1/4 391.19 feet to a 5/8" iron pin; thence South 89° 54' 02" East 1097.61 feet to a 5/8" iron pin; thence South 89° 35' 57" West 1100.03 feet to a 5/8" iron pin; thence North 00° 10' 16" East along the West line of the said NE 1/4 NW 1/4 172.25 feet to a 5/8" iron pin marking the point of beginning.

TOGETHER WITH the following Exhibits:

00 To Have and to Hold the above described and granted premises unto the said grantees, as tenants in com-

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.

grantee 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 title.

② However, the actual consideration paid for this transfer, stated in terms of dollars, is \$10,000.00.

In construing this deed and where the context so requires, the singular includes the plural and the plural includes the singular.

In Witness Whereof, the grantor has executed this instrument this 1st day of February, 1997.

order of its board of directors, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by

(If executed by a corporation,
 affix corporate seal)

STATE OF OREGON - 30 -

STATE OF OREGON, 1997 81.5750 11062 1997 18.5000 125W 150 142 88 1106W
County of Klamath ss to 3rd W2 141 34 34 141 34 19 1106W 150 142 88 1106W

February 1, 1979
Personally appeared _____

Louise Arnold, 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

and acknowledged the foregoing instrument to be his act and deed, and that the latter is the president and that the latter is the secretary of _____, a corporation, and that the seal affixed to the foregoing instrument is the seal of the said corporation.

ent to be
6 to 10 vncmoo y6wllc and deed.
no Before me: n

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 SALARY 2750V Notary Public for Oregon 117
 DONNA K. HICK 118
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Notary Public for Oregon
My commission expires: 12/20/2024

STATE OF OREGON

GRANTOR'S NAME AND ADDRESS

I certify that the within instrument was received for record on the _____ day of _____, 20____.

GRANTEE'S NAME AND ADDRESS
 recording return to: ONE EIGHT ONE
 SPACE RESERVED

in book _____ on page _____ or as
file/reel number _____

Record of Deeds of said county.
Witness my hand and seal of
County.

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

By [Signature] Recording Officer

NAME, ADDRESS, ZIP _____

10

100

3344

Louis A. Ike

KNOW ALL MEN BY THESE PRESENTS THAT

3345

An easement 60 feet in width, measured at right angles, for purposes of ingress and egress of which the centerline is more particularly described as follows: Beginning at a point on the South line of the NW 1/4 NW 1/4 of Section 14 and the center line of an existing road from which the Southeast corner of the NW 1/4 NW 1/4 of said Section 14 bears South 89° 59' 40" East 626.00 feet; thence from said point of beginning Northeasterly along the centerline of an existing road, the following six bearings and distances: North 18° 06' 56" East 319.94 feet, North 26° 36' 12" East 66.98 feet, North 45° 06' 31" East 133.72 feet, North 52° 35' 05" East 257.59 feet, North 38° 56' 05" East 652.21 feet, South 89° 54' 02" East 246.55 feet to a point on the West line of the NE 1/4 NW 1/4 of said Section 14, from which the Southeast corner of the NW 1/4 NW 1/4 of said Section 14, bears South 00° 10' 16" West 391.19 feet. Exhibit "B"

An easement for purposes of ingress and egress lying 30 feet Northerly measured at right angles and adjacent to the following described line: Beginning at a point on the West line of the NE 1/4 NW 1/4, from which the Southwest corner of the NE 1/4 NW 1/4 of Section 14, bears South 00° 10' 16" West 391.19 feet; thence from said point of beginning South 89° 54' 02" East 1300.46 feet; thence South 89° 54' 30" East 1980.06 feet to a point on the East line of the W 1/2 NE 1/4 of said Section 14. Exhibit "F"

An easement 30 feet in width for purposes of ingress and egress lying 30 feet Westerly, measured at right angles, and adjacent to the following described line: Beginning at a point, from which the Southwest corner of the NE 1/4 NW 1/4 of Section 14 bears the following two bearings and distances: North 89° 54' 02" West 1097.61 feet, South 00° 10' 16" West 391.19 feet; thence from said point of beginning, South 237.18 feet to a point on the South line of the N 1/2 NE 1/4 SW 1/4 of said Section 14. Exhibit "G"

An easement 30 feet in width for purposes of ingress and egress lying 30 feet Easterly, measured at right angles, and adjacent to the following described line:

Beginning at a point, from which the Southwest corner of the NE 1/4 NW 1/4 of Section 14, bears the following two bearings and distances: North 89° 54' 02" West 1097.61 feet, South 00° 10' 16" West 391.19 feet; thence from said point of beginning, South 237.18 feet to a point on the South line of the N 1/2 NE 1/4 SW 1/4 of said Section 14. 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. Reservations and restrictions, including the terms and provisions thereof, as set forth in approved Indian Deed from Marion Nelson to Weyerhaeuser Timber Company, recorded May 15, 1963 in Book 345 at page 293, Deed Records to wit: there is reserved from the lands hereby granted (1) Right of way to the Southern Pacific Railway Company for a railroad approved by the First Assistant Secretary to the Interior on February 4, 1914. (2) Right of way to Bonneville Power Administration for electric transmission lines for a period not exceeding 50 years from September 14, 1951. This conveyance is subject to any existing easements for public roads and highways, for public utilities and for railroads and pipelines and for any other easements or rights of way of record. All subsurface rights except water, are hereby reserved, in trust, by the grantor pursuant to the provisions of the Act of August 13, 1954 (68 Stat. 720) Affects Sec. 14, Twp 34 S., R 7 EWM.)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Transamerica Title Co.

12th day of February

A. D. 1979 at 1:15 clock, AM., or

July recorded in Vol. M79 of Deeds on Page 3344

Wm D. MILNE, County Clerk

By Bernice A. Hetch

Fee \$6.00