

1-1-74

65319

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Robert C. Jacobson and Darlene Fay Jacobson, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Paul E. Felkins and Hazel L. Felkins, 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 tract of land situated in the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 3, Township 40 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northeast corner of said Section 3; thence S. 89°54'58" W., along the North line of said Section 3, 595.97 feet to the Easterly right of way line of the U.S.B.R. No. 3 Drain; thence along said drain right of way S. 20°40'00" E. 528.98 feet, S. 41°57'00" E. 598.16 feet, and S. 85°07'00" E. 12.16 feet to the East line of said Section 3; thence N. 00°07'20" W. 939.85 feet to the point of beginning, containing 7.86 acres including the area in The Old Midland Road and Spring Lake Road right of ways, with bearings based on survey No. 272, as recorded in the office of the Klamath County Surveyor.

(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 \$27,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 11th day of April, 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)

Robert C. Jacobson
Robert C. Jacobson

Darlene Fay Jacobson

Darlene Fay Jacobson

STATE OF OREGON } ss.
County of Klamath }
April 11, 1979

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 _____

Personally appeared the above named Robert C. Jacobson and Darlene Fay Jacobson, husband and wife,

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

_____, 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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 7/19/82

Notary Public for Oregon

My commission expires:

Jacobson

GRANTOR'S NAME AND ADDRESS

Felkins

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr and Mrs. Paul E. Felkins
7106 Ruth Court
Klamath Falls, Oregon 97601

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/reel number _____.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE