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WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 779 Page 9245

KNOW ALL MEN BY THESE PRESENTS, That Craig William Hays and Peggy Danielle Hays, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Thomas A. Wasson and Judith M. Wasson, 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:

Lot 17 of HAGER ACRES and also one acre of ground, more or less, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point at the Northwest corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 12, Township 39 South, Range 9 East of the Willamette Meridian; thence East 460 feet; thence South 190 feet to the Northwesterly line of O.C.E. Railway right of way; thence Northwesterly along said right of way line to the place of beginning.

SAVING AND EXCEPTING THEREFROM that portion lying within the right of way of the O.C. & E. Railway.

Subject, however, to the following:
(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 \$ 35,000.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).^① (The sentence between the symbols ①, 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 23rd 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)

STATE OF OREGON, } ss.
County of Klamath
April 23, 19 79.

Personally appeared the above named Craig William Hays and Peggy Danielle Hays, husband and wife,

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

Before me, Donald Burt Hamilton
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 3/20/81

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: _____

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to: <u>KFF-main</u> <u>Attn: Don Kinsey</u>
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
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.

By _____ Recording Officer
Deputy

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1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
I, the undersigned, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Klamath, Oregon, and is filed for record at request of Transamerica Title Co., dated 24th day of April, A.D. 1979 at 10:57 clock AM, on duly recorded in Vol. M79, of Deeds, on Page 9245.

W. D. MILNE, County Clerk
By: *Berntha H. Hetch*

Fee \$6.00

(This is a copy of the original as the same appears in the records of the County of Klamath, Oregon, and is filed for record at request of Transamerica Title Co., dated 24th day of April, A.D. 1979 at 10:57 clock AM, on duly recorded in Vol. M79, of Deeds, on Page 9245.)

Craig William Hays
Betty Dawn Hays
Craig William Hays
Betty Dawn Hays

County of Klamath, Oregon
County Clerk's Office
Klamath Falls, Oregon
April 24, 1979