

WARRANTY DEED—TENANTS BY ENTIRETY

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69127

KNOW ALL MEN BY THESE PRESENTS, That Gary Shadel and B. Jean Shadel, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Joseph A. Helie and Margaret M. Helie, 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: All that portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 35 and the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 36, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying North of the Sprague River Road as conveyed to the United States of America by deed recorded April 29, 1951 in Book 291 at page 391, Deed Records..

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. An easement created by instrument, including the terms and provisions thereof,

Dated : August 12, 1953 Book: 262 Page: 316  
Recorded : August 12, 1953  
In favor of : The California Oregon Power Company, a California corporation

For : Electric transmission line  
(for continuation of this legal description 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, and that if any, as of the date of this deed;

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 \$ 12,550.00  
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 12th day of September, 1977; 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)

Gary Shadel

B. Jean Shadel

STATE OF OREGON, County of ss.

Personally appeared , 19 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:

STATE OF OREGON, County of ss.

Personally appeared the above named Gary Shadel and B. Jean Shadel

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

Before me:

Notary Public for Oregon  
My commission expires 11-29-78

NOTARY PUBLIC - OREGON  
My Commission Expires November 29, 1978

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  
Deputy

By

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Joseph Helie  
P.O. Box 184  
Chiloquerry, OR 97624

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

3. The interest of The California Oregon Power Company, a California corporation, in and to the right to construct and maintain telephone lines as reserved in deed from William M. Bray to Henry Davis, recorded May 21, 1956 in Book 283 at page 232, Deed Records.

4. An easement created by instrument, including the terms and provisions thereof,

Dated : December 10, 1959

Recorded : January 11, 1960 Book: 318 Page: 233

Dated : June 24, 1958

Recorded. : July 14, 1959 Book 314 Page: 140

In favor of : The California Oregon Power Company, a California Corporation

For : Electric transmission line

5. Reservation of mineral rights, including the terms and provisions thereof, as contained in deed from Weyerhaeuser Company, a Washington corporation to Weyerhaeuser Real Estate Company, a Washington Corporation, dated December 23, 1970, recorded December 31, 1970 in Book M-70 at page 11478, Microfilm Records.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 15th day of June A. D. 1979 at 2:26 o'clock P. M., an

only recorded in Vol. 179, of Deeds on Page 14251

Wm D. MILNE, County Clerk

By *Bennett J. Heltsch*

Fee \$6.00