

K-31953

FORM No. 716—WARRANTY DEED (Individual or Corporate). (Grantee as Tenants by Entirety).

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

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WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 779 Page 14424

KNOW ALL MEN BY THESE PRESENTS, That Roy Miles and Jean Miles, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Kenneth Donald Morgan, Jr. and Kathleen Rae Morgan, 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 in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, described as follows:

Beginning at a point 200 feet south of the Northeast corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 20 on the Easterly line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 20; thence South along the East line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20 a distance of 222 feet; thence Westerly and parallel with the North line of Section 20 to the Easterly right-of-way line of the Dalles-California Highway; thence North-easterly along the right-of-way line of the Dalles-California Highway to a point due West of the point of beginning; thence Easterly and parallel with the North line of Section 20 to the point of beginning.

(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 \$30,000.00. 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 ©, 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 19 day of June, 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.
June 19, 1979

Personally appeared the above named Roy Miles and Jean Miles, husband and wife,

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 7-19-82

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____, and _____

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Kenneth Donald Morgan
P.O. Box 67
Chemult, Oregon 97731

NAME, ADDRESS, ZIP

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

Department of Veteran Affairs
1225 Ferry St S.E.
Salem, Oregon 97110

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

BSA

1979 JUN 19

RECEIVED BY MAIL

1979

14425

Subject, however, to the following:

1. We are informed that a mobile home is situated upon the herein described land. A policy of title insurance does not insure said mobile home or the title thereto, unless the mobile home is permanently affixed to and a part of the land described herein. If this is so and the mobile home is to be insured as part of the realty, please advise us in writing that such insurance is desired and that the mobile home is permanently affixed to the land. If insured as a part of the realty, the following exception will appear: "Subject to the requirements and provisions of O.R.S. Chapter 481 pertaining to the registration and transfer of ownership of mobile homes and any interest or liens disclosed thereby."
2. Reservations contained in Patent from United States of America to Julius L. Poole, dated May 16, 1910, recorded June 21, 1910, in Volume 29 page 369, Deed Records of Klamath County, as follows: Subject to any vested and accrued water rights for mining, agricultural manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of courts, and also subject to the right of proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or interest the premise as provided by law and there is reserves from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States."
3. Easement for ingress and egress 25 feet in width along the West side of the above described land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 19th day of June A. D. 19 79 at 4:00 o'clock P. M., and

is recorded in Vol. 1179, of Deeds on Page 14424

Wm. D. MILNE, County Clerk

By Deeatha H. H. H.

Fee \$6.00

1979 JUN 19

STATE OF OREGON

County of Klamath

Know all men by these presents, that the undersigned, Julius L. Poole, 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, State of Oregon.

Witness my hand and seal of office this 19th day of June, 1979.

Julius L. Poole, County Clerk

By Deeatha H. H. H.

Notary Public for Oregon

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